

THE NEW VILLAGES STEERING COMMITTEE

7:30 AM - Thursday

November 17, 2016

MINUTES

Steering Committee Members Present: Cy Gregg, Bob Holt, Sue Chollet, Mary Lou O'Neil, Rick Scheinblum.

Also Present: Planning Consultant Carol Ogilvie, and NH Cooperative Extension Consultant Sharon Cowan.

Sue opened the meeting and explained that the focus of the meeting was to review the draft of the zoning amendment that Carol had provided to the Committee. She also made reference to the written comments that Bob Holt had submitted, and suggested the discussion start with those.

Carol stated that Bob had raised two very important points that she, too, had wanted to discuss, and they are: (1) whether changes should be proposed to the existing TND ordinance at this time, primarily to have more consistency with both ordinances; and (2) whether the Conditional Use Permit process should be used in this ordinance.

Regarding the existing TND, there is some concern that proposing any changes as part of this amendment could jeopardize this current proposal. Bob suggested, as an alternative, that the Planning Board consider on its own amending the TND with a separate ballot question. Carol will draft that proposal and set it aside.

Regarding the use of the Conditional Use Permit, Carol explained the reasoning behind using that approach for the TND, which was to give the Planning Board the ability to waive requirements of the ordinance, as opposed to applicants needing to apply to the Zoning Board of Adjustment for any waivers. The Committee discussed the pros and cons of strictly permitted by the ordinance (which means ZBA if not total compliance), or conditional use. Carol proposed that the conditional use process could be used only in the event a waiver would be requested; otherwise, the process would be the same as any subdivision or site plan review. This was agreed to by all.

Mary Lou made an observation about recent news regarding the elderly population in New Hampshire (now at #1 for oldest state) and the low unemployment rate, and the affect that this has on attracting young families with children. She wondered if the Committee could perhaps reconsider the incentives question and see whether there might be some way to incentivize a developer to build homes affordable to young families. Considering the density that is being proposed by this amendment, offering density bonuses is not realistic; and the Committee recognizes that there is very little the Town is in a position to offer as incentives. The question is one that is worth keeping on the table, however.

That concluded the review of the draft amendment. Carol will make the changes and send it out to the Committee. The Committee then discussed the afternoon's schedule public meeting; Mary Lou offered to invite the Chamber of Commerce.

Carol noted that she is scheduled to speak to the Planning Board next Monday, November 21st, and her hope is that the Board will schedule a public hearing for the draft in December. It was agreed that the Committee should meet one more time before the (potential) public hearing.

NEXT MEETING: Thursday, December 1, 2016; 7:30 AM in the Selectmen's Room of the Town House.

Respectfully submitted,

Carol Ogilvie