

THE NEW VILLAGES STEERING COMMITTEE

7:30 A.M. - Thursday

December 1, 2016

MINUTES

Steering Committee Members Present: Cy Gregg, Bob Holt, Sue Chollet, Brooke Charron, John Morison, Ivy Vann and Jaime Conley.

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

Sue opened the meeting stating that the purpose of today's meeting is to review the draft zoning amendment that is scheduled for public hearing with the Planning Board on December 12th. She asked if anyone had any comments/concerns about this draft, which led to a discussion of housing affordability. Everyone agrees that affordability is an issue, and also one that the zoning can do little to affect. Cy noted that affordability is inextricably tied to density, and that is one significant point of this draft – to allow for increased density.

The Committee also reviewed several of the performance standards in the draft, including the maximum number of units in a multi-family building (10) and the maximum lot coverage of 40%, ultimately deciding to leave everything as it is drafted and see what happens at the public hearing. Ivy pointed out that the process allows for the Planning Board to waive any of the requirements through the Conditional Use Permit process.

The issue of rentals came up, specifically a perception that many people seem to think of renters as being somehow “not equal” with home owners – that they don't care as much about the town or the property because they are not invested. John pointed out that it is important for everyone to keep in mind that renting is not evil, it is in fact a necessary part of life for many people. Most people probably start out as renters before they become home owners.

Sue then asked how many of the Steering Committee members could be present at the public hearing. She also noted that there are plans to have meetings with the Conservation Commission and the ZBA, among others, to educate people on the draft amendment; the dates have not yet been finalized. Ivy noted that the Planning Board would probably hold a second public hearing on this amendment on February 12, 2017.

NOTE: Ivy asked the Committee members to consider writing a Letter to the Editor in the time leading up to Town Meeting. The letters can be sent to her, and she will send them in to the paper at regular intervals.

Sue then announced that it appears that the work of the Committee is over – unless something comes up after the public hearing that needs addressing. Otherwise, she thanked everyone for their participation and cooperation and congratulations on a good process and a job well done.

The meeting adjourned at 8:15 A.M.

Respectfully submitted,

Carol Ogilvie