

MASTER PLAN STEERING COMMITTEE

TOWN OF PETERBOROUGH, New Hampshire

Minutes of November 30, 2016

Members Present: Sue Chollet, Beth Alpaugh-Cote, Tyler Ward, Ivy Vann, Bob Holt and James Kelly

Staff Present: Peter Throop, Director and Laura Norton, Administrative Assistant, Office of Community Development

Master Plan Steering Committee Co-Chair Chollet (Ms. Chollet) called the meeting to order at 5:45 p.m. and welcomed the members noting the first thing on their agenda was approval of the Minutes.

Minutes:

A motion was made/seconded (Vann/Alpaugh-Cote) to approve the Minutes of October 26, 2016 as written with all in favor.

Economic Vitality Update:

Mr. Kelly gave the members an update of the Subcommittee's activity. "We are almost done with the business interviews" he said adding "and we have about 100 pages of minutes to summarize and put forward. We will start on that soon. This is a really important thing to do." Ms. Chollet asked "will the Subcommittee write the chapter?" Mr. Throop replied "yes, they will work on the outline incorporating the data collected at the forum and pull together ideas and goals." He also noted he would like to have a consultant who had taught at the UNH Cooperative Extension Economic Development Academy come and do a 20-minute presentation on Economic Development 101. "He provides a framework for organizing economic development. That is a critical piece" he said as he projected an image showing the interrelationships of business attraction, retention and expansion; real estate and sites; workforce; quality of place and innovation, entrepreneurship, incubations and acceleration. Pointing toward the screen Mr. Kelly interjected "that is my favorite part, right there" as pointed to Innovation." Mr. Kelly went onto say "this will be a different chapter than the last one, I guarantee that." Ms. Chollet replied "that is just fine."

A brief discussion about any overlap the graphic may have with the housing chapter (re: workforce needs housing) followed. When Mr. Ward asked if the business interviews asked about available positions and pay grades Mr. Throop replied “They did not. That is coming but this round consists of eight pretty simple questions to give the business a chance to go where they felt they wanted to go.” Ms. Vann interjected “average salaries in the area are well below the \$15.00/hour and it is pretty darn hard to provide housing at that level.” A brief discussion about hitting a price point (perhaps not to *sell* but to rent) to that level of pay followed.

New Village Project Update:

Ms. Vann briefly reviewed the draft ordinance that will essentially allow village style development anywhere there is existing town water and sewer or town water and sewer can be extended to. “It is fairly straight forward and simple with no minimum size lot and a maximum lot coverage of 40% and must meet the frontage requirements” she said adding “we presented it to the Planning Board last Monday and they moved it to public hearing December 12th.” Ms. Vann concluded by noting “it allows for development closer to town and for a lessening of pressure on the Rural District. “That is where that its” she said.

Housing Chapter Update:

Scope of Chapter:

Noting the Scope of the Chapter was the second half of this agenda item, Ms. Chollet suggested they review that item first with all in agreement. As she looked around the room she asked “have you all had a chance to read the Housing Chapter as it is now?” The members replied they had. Ms. Chollet went on to say “so in terms of what we want the group (new subcommittee) to do, what is the scope? And how do we see the subcommittee looking to update this?”

Ms. Vann replied “I think the first thing to do is to update the demographics and incorporate things like the demand for housing and what is in the New Village Project. Mr. Holt suggested they take the demographics information further than the last chapter took them. “Not a plug and play thing, this should be more in depth” he said. Ms. Chollet agreed adding “we need to go further into analysis.”

Ms. Vann suggested they check the data against actuals, “in terms of what the forecast was, did it happen? and if not, *why* not?” she said. Mr. Throop added “during the recession there were few building permits for new construction. He told the members in their meetings with realtors “empty nesters represented much

the population moving in, but at the recent Welcome Team reception, we saw a lot of younger people as well.” Ms. Chollet interjected “so the Welcome Team is a resource as well.” Ms. Vann suggested looking at the (house) sales data over the past five years to see what sold and what did not. “That will give us a clearer picture of what is really happening” she said. Mr. Throop added getting data from the schools may help as well. Mr. Ward interjected “the student population in the schools is dropping.”

Ms. Chollet asked “what else for resources? Any other suggestions of where to gather resources that will be useful?” Ms. Vann reiterated the realtor conversations had been very helpful in terms of what they saw coming to town “and I think it would be worth reaching out to builders to find out what they are seeing as well” she said. Ms. Vann also suggested discussions with Section 8 Housing Managers and the Monadnock Area Transition Shelter. “I would like to know what they are seeing, I would like to know more about how stable or unstable housing is at certain levels.” Mr. Throop suggested “try to segment the market you are focusing on” as he noted spiked growth and expansion of facilities like Rivermead and Scott Farrar. Ms. Chollet also noted the New Village Project subcommittee work was done “and it may be worth looking at that more specifically in terms of the need vis-à-vis economic vitality and the Housing Chapter.” The members went onto discuss the importance of engaging in conversation with the major employers in the area. Mr. Kelly interjected “a focus is certainly that we need to up our game on affordable housing.” Ms. Vann noted “another thing is that it has a lot of moving parts” with Mr. Throop adding “we need to understand the complexity of it.” “Which the current chapter does not make clear” concluded Ms. Vann.

Noting an 11% growth rate in the town of Rindge (versus our 2%) Mr. Kelly wondered about that difference. Various members pointed out the tax rate, lake frontage properties, the proximity to the Massachusetts state line and the fact that much of the growth may be second, vacation properties. Mr. Kelly asked “how far away is Rindge?” with Ms. Vann replying “23 minutes to Market Basket.” Mr. Kelly noted “oh, so only an hour and a half to get to Boston” with Mr. Holt interjecting “not in rush hour.” With a smile Mr. Kelly said “OK, I don’t know much about Rindge, now I do, thanks.”

Back to the chapter Ms. Chollet told the members they had to look at the data and figure out what to throw out. Mr. Holt agreed noting “that chapter is blinding” with Ms. Vann adding “two-thirds of it is useless.” Mr. Holt suggested moving the vast amount of data to an appendix. “I think that is a good idea” replied Ms. Vann. Mr. Throop also agreed noting “this chapter was the resting place for all the population

and housing data.” Ms. Chollet noted the need to come out with a clear analysis of housing needs and ideas of how to meet those needs. Ms. Vann added “another thing is to see how we are doing with our zoning. Is it supporting doing what we want?” She went on to say “we are doing better but we must be aware.” Mr. Throop agreed and spoke briefly about the use of a consultant with expertise in that area. Ms. Vann noted an analysis done several years ago by consultant Mark Fougere. “It is another pair of eyes” she said adding “to see if your zoning supports what you say you want.”

Develop Recruiting Plan:

The members spent some time coming up with names of individuals they thought would be good subcommittee members for the Housing Chapter. They all agreed a representative for New Hampshire Ball Bearing (Brooke/Chollet), Monadnock Community Hospital (Rick/Holt), a local builder (Peter LaRoche/Vann), local business (Sarah/Vann, Prime/Ward), Schools (Well School/Holt), Town Departments (Corrine/Vann, Hatcher/Throop). Mr. Throop noted the subcommittee should also have two representative from the Master Plan Steering Committee with the members looking to Mr. Holt (who in turn) noted he would have to check his availability. Thinking out loud Mr. Ward asked “young farmers?” Mr. Holt added “realtors?”

Noting many of the employees that work at New Hampshire Ball Bearings (NHBB) live in other towns Mr. Throop interjected “housing is a regional issue, how do we feel about someone from Jaffrey? Adding “many of the NHBB employees live in Jaffrey.” Mr. Holt noted many of the teachers in the school system do not live in Peterborough with Mr. Kelly adding “that is true with MCH as well.” Mr. Throop replied “it is not a bad thing, it is the nature of the Monadnock Region” adding “and some people say they do not want to live in town.” He also noted examples of projects in Keene that will effect changes in the vacancy rates in that city.

In conclusion Ms. Chollet suggested the members wait to advertise “until we can talk to some of the people we mentioned tonight.” When Mr. Kelly asked why they would advertise at all, Ms. Chollet replied “it is required, we have to.”

Request from Jeanne Dietsch:

Mr. Throop noted the EDA needs measurements that can be used to track progress for their most qualitative goal “*Retain the Monadnock aesthetic, natural*”

environment, culture and village life.” He noted the EDA has asked the Master Plan Steering Committee to come up with ideas on how they might measure this.

Mr. Holt referred to this task already being done and after a brief discussion the members agreed the topic was extremely subjective. “It depends on what is important to the individuals you speak to” said Ms. Chollet. Ms. Vann noted they could check the progress of how much land is in conservation, how it has changed over time and how development is shifting (or not). The members agreed recurrent surveys (i.e. every 18 months as an example) may be a metric but that answering Ms. Dietsch’s question was not something they could do quantitatively. Ms. Vann concluded “so the answer is we do not know.”

Other Business:

Richard Estes introduced himself and addressed the Board. He spoke briefly about being in the midst of global climate changes and asked the members what their plans to make provisions and mitigate that crisis were. He cited the dangers of fuel emissions and the need from traffic control. “We are facing a terrific crisis, this is a major concern and we have simply got to start making provisions for these things happening” he said. He concluded “we are facing a crisis of major concern that may lead to our demise by the end of the century.”

Mr. Estes also noted his concern for the need for connectivity between conservation lands and the problems with an intersection at Route 101 and Pine Street.

Ms. Chollet thanked Mr. Estes for his comments. She then reviewed the contact list for the housing Chapter subcommittee:

Ms. Vann: Peter LaRoche and Corrine Chronopoulos

Ms. Vann: Steven? as well as Rich and Brooke for the New Village Project subcommittee

Mr. Holt: Representative from the Well School

Ms. Alpaugh-Cote: David Orgaz of Masiello Realtors

Mr. Throop: Karen Hatcher and Lara Shook (ED at Scott-Farrar)

It was also noted that a representative from the Contoocook River Housing Trust should be approached.

Wednesday, January 25, 2017 at 5:45 p.m.

The meeting adjourned at 6:55 p.m.

Respectfully submitted,

Laura Norton

Administrative Assistant