

 **NRPC** MINUTES-APPROVED
NASHUA REGIONAL PLANNING COMMISSION
April 15, 2009

Members Present:

Martin Michaelis, Amherst	Janet Langdell, Milford
Linda Saari, Brookline	Andy Seale, Milford
Peter Baker, Hollis	Mike Fimbel, Mont Vernon
Richard Maddox, Hudson	David R. Hall, Mont Vernon
Bernie Manor, Hudson (A)	Richard Quinlan, Mont Vernon
Stuart Schneiderman, Hudson	Kathy Hersh, Nashua
Sue Ellen Quinlan, Hudson	Mark Plamondon
Karin Elmer, Merrimack (A)	Mike Tabacsko, Nashua
Tim Tenhave, Merrimack	Tom Collins, Pelham
Donald Wunderlich, Merrimack	Joe Torre, Wilton
Kevin Johnson, Milford	

Staff Present:

Steve Williams, Executive Director	Tim Roache, Principal Transportation Planner
Kerrie Diers, Assistant Director	Karen M. Baker, Administrative Assistant

Mike Fimbel, Acting Chairman called the meeting to order at 7:02 PM. Fimbel introduced new members and asked for introductions from the rest of the Commission.

Privilege of the Floor

Members of the public in attendance did not wish to speak at that time.

Introduction of New Members

New members present were Kevin Johnson of Milford, Andy Seale of Milford, and Stuart Schneiderman of Hudson.

Approval of Minutes – December 17, 2008

Chairman Fimbel asked if there were any comments on the minutes of December 17th, 2008. There were no comments and it was moved by Kathy Hersh and seconded by Donald Wunderlich:

THAT the minutes of December 17th, 2008 be approved.

The motion carried unanimously.

Nomination for Executive Committee

Chairman Fimbel asked for nominations and a motion from the Executive Nominating Committee to replace recent resignation and expiration of term of Nelson Disco and Noreen O'Connell. Hersh moved with nominations of Janet Langdell of Milford and Peter Baker of Hollis with a second motion from Joe Torre. There was no further discussion and it was moved:

THAT **Janet Langdell** and **Peter Baker** be newly appointed members of the Executive Committee.

The motion carried unanimously.

Update on the Executive Director Position

Chairman Fimbel explained that Steve Williams is leaving his position of Executive Director at the end of the month. Fimbel thanked Williams for his hard work and dedication to the NRPC, and wished him well in Virginia. The Executive Committee discussed the options for replacing Williams at its April meeting, and recommends that Kerrie Diers be appointed as the new Executive Director. Karin Elmer made the motion to appoint Kerrie Diers as the Executive Director, which was seconded by Kathy Hersh. There was no further discussion and it was moved:

THAT **Kerrie Diers** be appointed the new Executive Director of the NRPC.

The motion carried unanimously.

Williams commented that he concurred with the Executive Committee on appointing Diers to the position of Executive Director mentioning her tremendous contribution to NRPC. He added that she deserved a great share of the NRPC's success in the past few years. Fimbel added that the agency had a strong regard for Diers. Diers thanked everyone for their kind words and expressed her excitement about the position. Fimbel said the Assistant Director position would be determined at a later date.

Appointment to New Hampshire Rail Transit Authority

Fimbel explained the importance of this position and handed the floor to Williams for a brief explanation of the position. Williams explained that under the provisions of RSA 238A, the NRPC may appoint one representative to the Board of the New Hampshire Rail Transit Authority. Fimbel added that NRPC was the only RPC involved that was doing technical work on this project which entailed planning, engineering and environmental studies. The Executive Committee recommends that Diers be appointed to fill this position. Diers said there were two aspects of this position, a policy setting role and a technical role. Tim Roache, Principal Transportation Planner would be involved with the technical aspect. After further discussion it was moved by Joe Torre and seconded by Karin Elmer:

THAT **Kerrie Diers** be appointed to a position on the Board of the New Hampshire Rail Transit Authority.

The motion carried unanimously.

Update of Regional Housing Needs Assessment

Williams referred to the Regional Housing Needs Assessment included in the agenda packet. He summarized the events of the December meeting, the February work session, the input, the issues, and recommendations from the group for the RHNA before they would be comfortable in approving it. He briefly reviewed the memorandum that explains the regional planning commission's requirement to compile a regional housing needs assessment every five years (see RSA 36:47) that addresses the overall regional need for housing for persons and families of all levels of income for the foreseeable future. Williams reminded the group of the options discussed:

1. Adopt the Regional Housing Needs Assessment with additional language.
2. Take the draft document reviewed at the December 2008 meeting and edit it into the 2004 Regional Housing Needs Assessment as a chapter to meet new RSA regulations.
3. Wait until 2010 to give it another run.
4. Do Nothing.
5. Define and/or recalculate for fairness.
6. Identify regional numbers and not each municipality and base on what they think their fair share is.

Upon identification of the options, final decision at the work session was option 2. In detail, Williams explained his revisions to the document:

- Added Town of Mason information and data in
- Reviewed sections and provided detail and straight forward language
- Updated data in tables in section III and IV
- Kept tables in the order they were only adding Mason data tables
- Updated Maps and replacement tables
- New residential permit build data
- Updated all data in document to up to 2007 (4 more years worth)
- New real estate sales data up to 2007 (4 more years worth)
- Two new tables on Pg II-22
- Table 2-24 updated w/most recent OEP forecast data (pointed out indicator to come up with this)
- Took sections from 2004 RHNA and incorporated into Chapters III and IV and added big introduction with purpose, need, and use in each as well as 6 numbered points in both sections.
- Added an appendix

Williams also referred to a section added on Pg III-1 and III-2 with language reiterating to municipalities that they are not required to plan for housing needs and the documents purpose is to assist with the requirements if they choose to plan for housing, a planning tool only. Williams added this section to address fears and issues with enforcement potential that he had interpreted from the December draft version of the RHNA and the February work session. Williams also referenced an important paragraph with some underline in the middle of page IV-2. He concluded his review. Fimbel asked for questions from the members.

Maddox questioned the a table listing number of housing units in Hudson asking if the number showing reflected what they already had. Williams said it was. Elmer addressed Maddox saying Hudson is not required to have them built but need to show reasonable and realistic opportunity and that the number of units is only if the towns zoning allows.

Martin Michaelis had some concern in what sentence #6 on Pg IV-2 was trying to say. He felt it was not clear. Williams said there is no enforcement mechanism. Michaelis felt there should be 2 different sentences or be clarified; i.e. "there is no enforcement mechanism to make a town comply". Mike Tabacsko suggested adding the word "obligation".

Suellen Seabury had some concern with the wording also and felt it was a disclaimer that takes it a little too far. She added that current or proposed law does not obligate nor does the current statute have an enforcement, but requires towns not to be prohibitive. She did not agree with the wording of sentence #6. Fimbel agreed that the legislature's purpose of the statute is just for the municipalities to be aware.

PUBLIC HEARING OPENED AT 7:54 PM

Fimbel opened a hearing on the adoption of the 2009-2015 Regional Housing Needs Assessment at 7:54pm and asked if any members of the public present wished to speak.

James Vayo of Nashua, NH spoke saying he is a family of three with a yearly income of \$54,000, not under educated and felt there was a real need and this is for someone like him. He added that he agreed with Seabury and Williams. Williams reiterated that it is the intent of the law.

Vayo asked if the RHNA provide methods or approaches and needs. Williams said in Chapter V it does. Vayo informed the group of OEP's website and the information they have on principals on downtown development for housing needs. In addition the different density's in different zoning areas and the variety of housing needs necessary not to impact municipalities.

PUBLIC HEARING CLOSED AT 7:59 PM

Fimbel asked for a motion with discussion after. Suellen Seabury motioned with a second from Tom Collins.

THAT the 2009-2015 Regional Housing Needs Assessment be adopted.

The motion carried unanimously.

Fimbel referred to the handout of Jim Elliott's comments emailed to Williams regarding the RHNA and asked if there were any comments. Tenhave noted that Elliott noted in his email that he was not present at the December meeting even though he was listed. Williams commented on Elliott's email referring to paragraph B stating that it was not aged data being used for the projections in the RHNA and that it was updated in the last year. He added that it is an ongoing forecast with OEP with very up to date data. Andy Seale asked when the data was updated. Williams said in the Fall of 2008. Seale felt Elliott's comment was a concern because a year can make a difference on data.

Fimbel said the RHNA is a tool and can be used by communities to help with planning and that it was required by law to put this document out. He said some will have a hard time using it while others will find it very useful.

Mark Plamondon felt there were no demographics in workforce housing and at this point, the City of Nashua has to tear down housing to make room for workforce housing. He added that if the youth can't afford to stay, they won't stay.

Baker commented on paragraph C of Elliott's email saying it is the law and referred to Pg. IV-2 stating that is the NRPC's policy to have this document in place and he wanted to make sure that all agree that it is our policy

(if not included in a previous draft). Seabury said that was the purpose behind the statute and that if you have communities with only doctors and lawyers, no one will open a gas station or pour your coffee.

Maddox had some issue with the RHNA adding that it is a time sensitive political planning issue and that the current document was not the same as the one sent out for 30 day comment.

Hersh felt workforce housing was very important and the document was a regional document. As a region, she said we do well to provide adequate workforce housing and only want other communities to diversify and referred to Hollis who may not have as much, but are great on saving open space.

Hall said legislature is taking issue on this and want it adopted and the job is to get Planning Boards the document for use as a tool.

Program Reports

Williams referred to the program reports included in the agenda packet and asked if there were any questions. Kevin Johnson asked where the Integrated Planning Program Report was since it was listed on the agenda. Williams responded that it was part of the Land Use and Environmental Report.

Amended Motion for the minutes of December 17, 2008

Tenhave referred to Elliott's email regarding his absence from the December 17th, 2008 meeting but being listed as present. Wunderlich motioned with a second from Tenhave:

THAT Jim Elliott's name be removed from the minutes of December 17th, 2008.

The motion carried unanimously.

Commissioners' Roundtable

A commissioner's roundtable was held.

It was moved by Plamondon and seconded by Wunderlich:

THAT the meeting be adjourned at 8:59 pm.

The motion **carried** unanimously.

Respectfully submitted,

Stephen Williams, Official Recorder