

Master Plan-Steering Committee 8/30/16 6:45 -

Present: Chair Sean James, Vice-chair Scott Komisarek, Jack Munn (SNHPC), Carmille Druchniak, Colleen Bolton, Matt Woodrow, Carla Penfield, Jim Argerio, Ricia Velasco (alt.)

Guest Speakers: Ben Frost (SH Finance Housing Auth.) & George Reagan (SH Finance Housing Auth.)

Audience: Boyd Chivers, Bob Petrin, Ingrid Bird & Judy Szot.

Jack passed out informational worksheets and brought in Ben to discuss the various housing options, household income & median income.

Ben spoke regarding the work force housing. 2008 legislature adopted the workforce housing law from 1991. Annually NH Housing produces housing and renters cost burden. HUD district divided the state into fair market regions for housing grants. Candia is in the Western Rockingham district.

Workforce housing – housing that is affordable for purchase for a family of four (4) making 100% of median income of the area or for rent a family of three (3) making 60% of the median income for the area. Households should not pay more than 30% of its income for its housing cost, if so that creates household burden. Candia is at a very high rate.

Britain vs. Chester court case - Municipality is not exempt from following some of the impacts for the development of affordable housing options – so fair share came to the region for NH housing. Proactive –make sure there is the opportunity to have housing development with the current land use regulations, non-active town feels that the town is fine with the housing options that it has. Affordability should be a viable option for new residents to provide more income tax come back to the town. What is Candia trying to visualize for the next 10-20 yrs. What kind of housing options for younger, older generations etc. What do we need to do to keep those older residents in place? Who do we want to attract? Carla would like to know what changes and why? Carla feels we meets our quota of workforce housing. Ben spoke for “us” to look at the housing as a whole...a municipality needs to provide a fair share of rental property & workforce housing. Ben noted our current zoning ordinances might limit a developer to make a profit. There needs to be a marketable demand for a developer to come in and develop. Carla spoke regarding the “vision” of Candia was to keep Candia “rural”. Matt spoke regarding reasonable growth and development with the Envision Candia in April. Colleen wanted to know if renters in a specific town actually turn around and buy a home in that town eventually. She would like to attract more school age families to increase enrollment, keep Candia rural and how to be compliant with the state for housing options? Ben spoke regarding his town Warner, approx. 2800 people. Nice little restaurant with live music that attracts all the younger crowd (which are renters). Growth & balance needs to be the attraction for development (options to draw others to Candia). What are the opportunities to conquer the growth problem, we have had no growth, and our rate of decline is much greater. **Builders remedy** – if a developer buys the land and gets denied by ZBA or Planning Board, that the developer could get an accelerated trial and then the town would not to have any permits prior to development (the court would issue the permits). A lot of towns often get a consultant or developer’s thoughts/ideas prior to development of certain areas. Carmille suggested to have the Planning Board go

thru the regulations, zoning and ordinances to make sure we are being fair. Scott wanted to know if we develop work force housing would it be advantageous for us to also build up the commercial bldgs. as well? Ben wanted the committee to look at it holistically. Households are now a days no kids or just 1 kid. Sean would like to see Candia's growth get back on track. Carla feels that when we build it will add tax burden to the community such as services. Carmille feels development will help offset the tax burden. Matt discussed the housing inventory in Candia, that it is not enough to encourage outsiders to move into town. Ben and Jack both thought the group might need to give and take with the options for growth in order to keep "all" residents happy with economic development. Sean spoke for the Planning Board and Candia now has 15 new home lots under consideration. Jim feels we should look at zoning to see if we can make recommendations for structured development. Exit 3 development has stalled, we need to entice other areas of revenue(s).

Ben spoke on accessory dwelling law. Legislature passed 146, which requires every municipality that enacts zoning to allow an attached accessory dwelling unit in zoning districts where single families are allowed – by right, by special exception or conditional use of permit. June 1, 2017 law goes into effect. Candia has 600 sq. ft. ordinance we need to get to 750 sq. ft. maximum, can't be limited to in-law's, could be a work force rental unit.

On Sept. 28<sup>th</sup> Derry is having an accessory dwelling law lecture workshop, can go to the website for more information. Carla wanted to know how much was left from the original 10K allocated to the Master Plan. Jack reported that it was mostly used. Ben mentioned two (2) grants: Municipal Technical Assistance Grant up to 10K which involves an application process. Also a mini grant that Ben works on, a small Technical Assistance Program for 5K.

Members of the committee thanked George and Ben for their time, input and suggestions.

Carla and members wanted to review all the valuable information presented to the committee and come together at the next meeting and put our plans together. We might need to look at the development of Exit 3 and revise zoning ordinances if necessary. We need to ask the Town (next Deliberative) for their input since the food market was not a viable option. A warrant article was discussed.

Mark Laliberte is Economic Development and is waiting for the steering committee's recommendation for the growth of Candia.

Jack is working on the next phase of the grant budget. We have two (2) more meetings. He is working on the frame work and waiting for the content, which is the vision statement and goals.

Vision Statement: Boyd passed out his version of the vision statement. Matt suggested to have the members review at home come to the next meeting (**Thurs. 9/29 @ 6:30 p.m.**) with suggestions/thoughts.

Matt motioned to accept minutes as presented, Ricia second, no further discussion, motion passed unanimously.

Minutes respectfully submitted by Donna Del Rosso.