

# STRAFFORD

Regional Planning Commission

**SRPC Commission Meeting Minutes  
December 1, 2022  
3:45-5:30 p.m.  
150 Wakefield Street, Suite 12  
Conference Room 1A  
Rochester, NH**

## **1. Welcome and Introductions**

Chair David Landry called the meeting to order and asked for introductions:

Members present in person: John Nute, Milton; Don Hamann, Rochester; Wayne Burton, Durham; Joe Boudreau, Rochester, Peter Nelson, Newmarket; Barbara Holstein, Rochester; Karen Golab, Milton; Katrin Kasper, Lee; Mark Richardson, Somersworth; Mike Bobinsky, Somersworth

Staff present in person: Shayna Sylvia, Rachel Dewey, Jen Czysz

Members attending remotely: Lisa Henderson, Newmarket; Dave Landry, Dover; Herb Ueda, Rollinsford; Leslie Schwartz, Durham

Staff attending remotely: Megan Taylor-Fetter, Natalie Gemma, Jackson Rand, Mark Davie

## **2. Action Items**

### **Approval of the September 22, 2022 Draft Minutes**

D. Hamann motioned to approve the Draft September 9, 2022 minutes as written, seconded by P. Nelson. A roll call vote was taken: J. Nute, D. Hamann, W. Burton, J. Boudreau, P. Nelson, B. Holstein, K. Golab, K. Kasper, M. Richardson, M. Bobinsky, D. Landry, L. Henderson, H. Ueda, voting in favor. Motion passed with a unanimous vote in favor.

## **3. Regional Housing Needs Assessment Update**

### **Presentation by SRPC staff members Shayna Sylvia, Natalie Gemma, Rachel Dewey, Jackson Rand and Mark Davie.**

Staff reviewed sections of the updated Regional Housing Assessment. The two components of the assessment are the main document and the data snapshot companion. Participants were invited to engage in an exercise allowing them to express their likes, dislikes, and comments on sections in the assessment.

Topics discussed included emergency rental assistance, overcrowding and over-housing, housing densities, concentrations of vulnerable groups, impact of interest of housing costs, and affordability by occupation. The trends conditions likely to impact future housing supply, cost, and availability: climate change, covid, monetary policies, aging population, household size, construction costs, short term rentals, and student fluctuation in college towns.

The group engaged in discussion and expressed concerns on the connection with infrastructure and that some communities don't want density; a factor in allowing housing or not.

### **Regional Zoning Analysis**

Jackson Rand highlighted sections of the zoning analysis. He explained that the developable land analysis is hypothetical; 50% of land in the region is zoned for residential use and currently does not have residences. This analysis does not take into consideration transportation, infrastructure, accessibility, and other considerations. A smaller percentage (7%) could be developed and have access to sewer and/or water.

The members engaged in discussion. Topics and concerns included minimum lot sizes, agricultural land, water supply, access to schools, hospitals and shopping, energy incentives,

### **Survey Results**

Shayna Sylvia summarized the results of four public surveys on housing needs. Questions in the survey included current household makeup, future housing needs, current needs, what housing is missing, plans to stay in area, and affordability.

### **How much housing do we need? Projections and Fair Share.**

Jen Czysz stated that SRPC worked with a consultant on the 2040 production model. This is working toward the fair share analysis; a fair way of generating what the projected need for housing is. The projections are separated into renter occupied, owner occupied, and further by income. Additional production needs include seasonal, poor conditions and demolitions.

A notable item at a statewide level is short term rentals and conversion of seasonal residences to year-round home and how to factor that into a projection model.

J. Czysz shared the results of a developmental potential test of feasibility. She explained that the results can be used as a tool to educate ourselves as communities; to see what others are doing that works.

The members engaged in discussion. J. Czysz explained that RPC's can make recommendations on what they can do to assist communities; fair share allocation is rarely popular, but is a useful benchmark planning tool.

The goal is to present a final assessment at the February Commission meeting and in the New Year it will go out for public comment. Commissioners were encouraged to forward any suggestions or comments to the SRPC staff.

### **4. Citizen's Forum**

There were no citizens present.

### **5. Other Business**

No other business was discussed.

### **6. Adjourn**

At 5:30, M. Bobinsky motioned to adjourn, seconded by J. Boudreau. A roll call vote was taken: J. Nute, D. Hamann, W. Burton, J. Boudreau, P. Nelson, B. Holstein, K. Golab, K. Kasper, M. Richardson, M. Bobinsky, D. Landry, L. Henderson, H. Ueda, voting in favor. Motion passed with a unanimous vote in favor.