

STRAFFORD

Regional Planning Commission

SRPC COMMISSION COMMITTEE MEETING

Thursday, February 23, 3:45-5:30 P.M.

In-person meeting (Conference Rm 1A, SRPC Office, 150 Wakefield St. Rochester, NH)

We encourage all Commissioners to participate in person as an in-person quorum is required. If you are not able to attend in person, contact Megan at MTaylorFetter@strafford.org for a Zoom link.

A Note About Masks: Given the winter month come with an increased risk of colds (including Covid) and the flu, all attendees are encouraged to wear a mask.

Agenda Item	Time	Notes
1) Welcome and Introductions	3:45-4:00 PM	
2) Action Items (Motions Required) a) Approval of the December 12, 2022 Minutes	4:00-4:10 PM	Enclosed
3) Review of the Final Regional Housing Needs Assessment a) Presentation by SRPC staff member Natalie Gemma	4:10-4:35 PM	See the Draft RHNA Online at: https://strafford.org/projects/rhna/ Hearing and vote to adopt will be March 17, 2023.
4) Strategic Plan/Commissioner Roundtable Conversation: <ul style="list-style-type: none"> What are the top priorities in your community? What new initiatives are you working on? What resources can SRPC provide to support your community's initiatives? How can we support you in your role as commissioners? 	4:35-5:20 PM	See the SRPC Strategic Plan at: https://strafford.org/plans/srpc-strategic-plan/
5) Citizen's Forum	5:20-5:25 PM	
6) Other Business	5:25-5:30 PM	
7) Adjourn	5:30 PM	

Reasonable accommodation for people with disabilities are available upon request. Include a detailed description of the accommodation you will need along with your contact info. Please make your request as early as possible; allowing at least 5 days advance notice. Last-minute requests will be accepted but may be impossible to fill. Please call (603) 994-3500 x115 or email srpc@strafford.org.

STRAFFORD REGIONAL PLANNING COMMISSION

150 Wakefield Street, Suite 12, Rochester, NH 03867

Barrington | Brookfield | Dover | Durham | Farmington | Lee | Madbury | Middleton | Milton | New Durham
Newmarket | Northwood | Nottingham | Rochester | Rollinsford | Somersworth | Strafford | Wakefield



RULES OF PROCEDURE

*Strafford Regional Planning Commission
Strafford Metropolitan Planning Organization, and
Strafford Economic Development District*

Meeting Etiquette

Be present at the scheduled start of the meeting.

Be respectful of the views of others.

Ensure that only one person talks at a time. Raising your hand to be recognized by the chair or facilitator is good practice.

Do not interrupt others or start talking before someone finishes.

Do not engage in cross talk.

Avoid individual discussions in small groups during the meeting. When one person speaks, others should listen.

Active participation is encouraged from all members.

When speaking, participants should adhere to topics of discussion directly related to agenda items.

When speaking, individuals should be brief and concise when speaking.

The Strafford Regional Planning Commission & Metropolitan Planning Organization holds both public meetings and public hearings.

For public meetings, guests are welcome to observe, but should follow proper meeting etiquette allowing the meeting to proceed uninterrupted. Members of the public who wish to be involved and heard should use venues such as Citizen Forum, Public Hearings, Public Comment Periods, outreach events, seminars, workshops, listening sessions, etc.



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SRPC Commission DRAFT 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.