



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NEW LONDON HOUSING COMMISSION

January 26, 2022, 6:00PM

Whipple Hall

MEMBERS PRESENT: Kate Turcotte (Chair), Peter Nichols, Amy Kaplan, Winfried Feneberg Tim Lund, Marilyn Kidder, Nancy Rollins

MEMBERS ABSENT: Tom Vannatta, Steve Theroux, Randy Foose

OTHERS PRESENT: Kim Hallquist, Town Administrator, Mark Fougere, Fougere Planning and Development

Call to Order – Kate Turcotte called the meeting to order at 6:00pm.

Approve minutes of January 4, 2022 – Deferred until the next meeting

Update on MTAG grant status

Chair Turcotte provided an update on the Municipal Technical Assistance Grant sharing that based on feedback from the group last week she revised the proposal and it has been approved. A memo of understanding has been drafted and she will circulate it for the Housing Commission to review. The amount of the grant will be dependent on what is spent, and all receipts are to be submitted for reimbursement.

Mark Fougere – Consultant Fougere Planning & Development

Mark Fougere of Fougere Planning and Development attended the meeting. He was a municipal planner for eleven years and has worked for civil engineering firms and development companies. He has been an independent consultant for more than 20 years providing services in both the public and private sectors.

Mr. Fougere stated the town of New London has already done a lot of work with regards to Workforce Housing and already have an ordinance in place. There is support for affordable housing as evidenced in the town's Master Plan. The town is required under state statute to provide reasonable and realistic opportunities that are economically viable.

Peter Nichols asked Mr. Fougere if he knew of any way to get current age demographic information, as knowing the trends could be very helpful to their work. He noted that the census data will not be broken down that way for a long time, and it has been impacted by COVID so there is a question as to its reliability. Mr. Fougere agreed and noted that he recently reached out to the State about this as he is also interested in this information as the data he is aware of is from 2016. He agreed that the COVID-19 Pandemic presented a challenge with regards to the census and getting accurate data.

Tim Lund asked if anyone heard about the Conway case about short-term rentals regulations and questioned if New London has dealt with this issue. Kim Hallquist noted that she participated in

a joint meeting with Sunapee and Newbury to hear from a vendor that helps towns keep track of Airbnb and other short-term rentals; the research by the vendor showed that New London has a small number of such units as compared to Sunapee and Newbury. Sunapee arranged the meeting as they are experiencing some negative issues because of it, for example neighbors complaining about noise from the renters.

Winfried Feneberg stated that if the purpose of their work with him is to create the opportunity only, and does not include supporting having units actually built, that will be an issue for him. He became part of the Commission hoping to make something happen to benefit the community. Peter Nichols agreed and stated his intent is not to just avoid lawsuits but to be proactively inviting good and prudent development in places and in ways that they want. Mr. Feneberg asked if it made sense to do the community outreach parallel to the work on investigating zoning amendments, so that they could capitalize on the positive community support they currently have. Mr. Fougere agreed that the sooner the community outreach begins the better and pointed out that considering the time of year and availability of citizens is important.

Chair Turcotte agreed that the work of the Housing Commission is more than just making sure the town is safe from lawsuits, it's about making sure there is affordable housing available in the town. She pointed out that they had a very good meeting with the Planning Board recently and found that the Planning Board is very much on the side of the work of the Housing Commission. Chair Turcotte noted that there was a discussion that currently the town does not allow stand-alone accessory dwelling units (ADU) only attached ADUs and this may be an area for a zoning change.

Selectman Rollins stated the majority of people in New London will be concerned about the character and how New London looks. She would like to see something happen with regards to workforce housing but doesn't want to create what has happened in Lebanon with all the multiplex buildings on the hill. How do we guide zoning to have the land use we want while not allowing the multi-plex type housing that is seen in other areas? She also voiced concern about our water source and the availability of water in the building areas, not that they may need to look at other options instead of using town water. Mr. Fougere noted that water and sewer availability is a factor that will need to be considered; some communities have no municipal water or sewer at all so New London is in a better position for at least having it in some areas. He also noted that regarding larger buildings like Lebanon, the town does not have to allow buildings of 20 -30 units.

It was noted that there is a housing crisis across the state and it isn't getting better especially in this market.

Mr. Fougere reviewed the information that he has received from the town's assessing and planning departments:

Existing Housing Units in New London includes a total of 2,268 units:

Seasonal units – 95 units

Single Family – 1,712 units

Duplex units – 23 (46 units)

Condominiums – 331 units

Three Family – 5 (15 units)

Four Family – 17 (68 units)
Manufactured – 1

There was a large population growth in New London from 1990 – 2000 but then it slowed down and there has been virtually no growth in the community for the past decade.

There are two definitions of work force housing that are defined by state law.
Owner occupied - HUD 100% Area median income: \$87,400.
Owner occupied – Maximum sales price - \$348,500

Renter Occupied – HUD 60% of Area Median: \$47,200
Rental: Maximum month rent, including utilities: \$1,180

Mr. Fougere provided 2021 sales data for New London:

Single Family Homes: 63 Units sold
Average sales price: \$734,923 and the median sales price was \$575,000
Condominiums Sales – 21 units sold
Average sales price: \$354,309 and the median sales price was \$293,500

Rental unit data is limited.

Things impacting workforce housing include the housing boom/pandemic relocations, location (lake & ski region/college town, Airbnb and similar sites and zoning. Moving forward there will be additional regulatory review as well as finalization of demographics and housing profiles.

Motion to Adjourn

The next meeting will be held on February 16, 2022.

IT WAS MOVED (Amy Kaplan) AND SECONDED (Winfried Feneberg) to adjourn the meeting. THE MOTION WAS APPROVED UNANIMOUSLY.

The meeting adjourned at 7:23PM.

Respectfully submitted,

Trina Dawson

Recording Secretary
Town of New London