



TOWN OF NEW LONDON, NEW HAMPSHIRE

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NEW LONDON HOUSING COMMISSION

June 29, 2022, 6:00PM

Whipple Hall

MEMBERS PRESENT: Peter Nichols, Amy Kaplan, Tom Vannatta, Marilyn Kidder, Tim Lund, Michael Quinn

OTHERS PRESENT: Kim Hallquist, Town Administrator, Mark Fougere

Chair Nichols called the meeting to order at 6:00pm. Mike Quinn introduced himself as a new member of the Housing Commission.

Review of Minutes – Deferred until the next meeting

Intro to New London Zoning

Town Planner Adam Ricker provided an intro to New London Zoning training for the Housing Commission on Monday, June 27, 2022. Feedback from the group was that they found the session helpful and informative. The goal is to set a general direction on how to make the zoning stronger and then the Housing Commission can start to formulate some conceptual ideas.

Chair Nichols discussed the R-1 zone and the possibility of creating an incentive for a developer to build more if a major component of that includes workforce housing. Predictability is going to be really important to enhance the zoning. Mark Fougere stated there are some impediments in the regulations that drive some properties from not being able to take advantage of the ordinance. He will come up with some recommendations to what already exists and that is what will be presented to the Planning Board.

Twin Pines Project

Chair Nichols stated he met with Andrew Winter and Steve Allenby. There is a citizen group working on the Criscenti property project. Mr. Winter has entered into a letter of intent with Mr. Criscenti to purchase the commercial zone portion of his property, excluding his residence. Mr. Criscenti has agreed to divide the property so Mr. Winter can buy only the 7 acre commercial portion. There is a funding source to acquire the property and the parties are working to refine the letter of intent to a purchase and sales agreement. In the meantime, there was a deadline approximately three weeks ago, by which Mr. Winter needed to file a preliminary application for a funding source to make this possible. Mr. Nichols stated what he knows so far is that it will be about 60 units and they will all be rental units in four buildings of 15 units each. They will be two story, townhouse design. They will all be workforce housing.

NH State Infrastructure Grant

Chair Nichols stated that Mark Fougere has been doing some early research on a potential grant that comes to the municipalities that approve workforce housing within a six-month period of the permit application being filed. This is the state's way of encouraging municipalities to make things happen on a timely basis. It is determined as being \$10,000 per unit for workforce housing that is approved and the use of these funds is very flexible. Michael Quinn will work with Mark Fougere on this and

more information will be coming out in the next two weeks. This is a great opportunity and if there is a potential project this is a great incentive to get it approved in a timely manner.

Schedule Overview

- **Path to Town Meeting** – Chair Nichols mapped out the schedule. In the month of September the Housing Commission needs to develop recommendations to prepare and discuss with the Planning Board in October. In October, they would meet with the Planning Board a few times to go over the recommendations and request that they adopt them as items for town vote. If for some reason, the Planning Board does not want to adopt them, citizens can sign a petition to put these items forward to be voted on at town meeting in March. Chair Nichols is hoping that the Planning board and the Housing Commission will negotiate and work through the recommendations so they will become items to be voted on in March.

By mid-November it would be time for public information sessions and public hearings to roll out to the community to let them know what we are doing and why. By the end of November the Planning Board will be deciding what they are planning to propose. The petition article deadline is December 6, 2022 and January 10, 2023 is the first public hearing for the zoning amendment. The deadline for the ballots for town clerk is February 2, 2023.

- **Developer Panel**
Marilyn Kidder questioned if we need to conduct a developer panel and if so, what do we need to learn that we don't already know? She suggested developing a set of questions and having individual conversations with people. Chair Nichols stated in the past they had discussed having a representative from a place like Twin Pines come to do a presentation on the types of housing that have been done that would be possibilities that could be done in our town. We have learned from the citizens of our town that retaining the character of the town is important to them. Having conversations in a public forum allows citizens to learn that the Housing Commission is digging deep into issues and looking into preserving the town character.

Mark Fougere had a conversation with local builder Harry Snow. Mr. Snow has been in the area for a long time. He stated that although the adoption of the workforce housing ordinance had good intentions, the way it was written still presents too many challenges and stops builders from moving forward. Mr. Snow appreciates the work that the Housing Commission is doing and if changes are made maybe things can happen. Mr. Fougere noted that he would like to speak with Mr. Snow again and have a deeper conversation.

The group discussed having the developer panel discussion in September and would like to have it again at Colby Sawyer College where the employer panel discussion was held. Chair Nichols will reach out to the college to see when it would be available and Mr. Fougere will reach out to Neighbor Works to see if they would be willing to participate. Harry Snow would also be invited.

7. Future Meetings:

July 11, 2022

July 27, 2022
September 7, 2022
September 21, 2022

8. Adjournment

**IT WAS MOVED (Amy Kaplan) AND SECONDED (Marilyn Kidder) to adjourn the meeting.
THE MOTION WAS APPROVED UNANIMOUSLY.**

The meeting adjourned at 7:27PM.

Respectfully submitted,

Trina Dawson

Recording Secretary
Town of New London