



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NEW LONDON HOUSING COMMISSION

February 13, 2024, 5:30PM

Whipple Memorial Hall

MEMBERS PRESENT: Peter Nichols, Michael Quinn, Marilyn Kidder, Ann Bedard, Nancy Rollins

MEMBERS ABSENT: Steve Theroux, Tom Vannatta, Randy Foose, Winfried Feneberg,

OTHERS PRESENT: Kim Hallquist, Town Administrator, Renee Theall, UVLSRPC Housing Navigator, Residents Nancy Marachio, John Ellis and Rich Epstein

1. **Call to Order** – Chair Nichols called the meeting to order at 5:32 pm. He noted there was a quorum present and appointed alternate member Nancy Rollins to sit as a voting member.
2. **Review of Minutes – October 17, 2023; November 1, 2023; November 15, 2023; December 1, 2023** Chair Nichols asked to defer the review of the October 17th minutes until a future meeting. He noted a few grammatical and formatting corrections for the minutes of November 1st and November 15th.

IT WAS MOVED (Nancy Rollins) AND SECONDED (Michael Quinn) to approve the minutes of the November 1, 2023 meeting, as amended. THE MINUTES WERE APPROVED UNANIMOUSLY.

IT WAS MOVED (Nancy Rollins) AND SECONDED (Marilyn Kidder) to approve the minutes of the November 15, 2023 meeting, as amended. THE MINUTES WERE APPROVED UNANIMOUSLY.

IT WAS MOVED (Michael Quinn) AND SECONDED (Nancy Rolins) to approve the minutes of the December 1, 2023 meeting, as amended. THE MINUTES WERE APPROVED UNANIMOUSLY.

3. **Review of 2024 Proposed Zoning Amendments**

Chair Nichols provided a review of the 2024 proposed zoning amendments that the Planning Board has recommended for the Town Ballot on March 12th. The proposed amendments include revisions to the Cluster Development, Planned Unit Development and Accessory Dwelling Unit sections, among other proposed changes.

4. **UVLSRPC Housing Navigator Report on Employer Data – Renee Theall**

Chair Nichols introduced Housing Navigator Renee Theall, from the Upper Valley Lake Sunapee Regional Planning Commission. She presented a summary of the Regional Housing Needs Assessment Employer Survey. Highlights from the summary include:

- There were fourteen local businesses that completed the survey
- Although there was a mix of responses, their employees represent mostly full-time, in-person positions
- All fourteen employers answered that they would describe the availability of housing options in the area as “very limited.”

The presentation will be posted on the Housing Commission page, on the Town of New London website. There was discussion around the data metrics and Chair Nichols asked if it was possible to get the written comments, or a summary of themes, from the survey. Ms. Theall said she would be able to provide those at a later date. Chair Nichols noted that he feels the housing numbers point to a broader issue with demographics, which ultimately impacts the economy. He thanked Ms. Theall for her presentation.

5. New London Housing Commission Plans for Fiscal Year 2025

Chair Nichols proposed waiting until after Town Meeting to meet again. The results of the voting, as well as feedback from the Planning Board and Board of Selectmen, will guide the Housing Commission’s next steps. Chair Nichols shared that the consultants at Resilience Planning have been working on organizing New London assessing data related to housing, onto a GIS map. It is not yet complete however he is excited to see the results of that work. He envisions a potential Town Wide Public Forum to improve community engagement and educate the public, as well as the Housing Commission, about current demographics and housing inventory.

Ann Bedard supported the idea of a forum and hoped it would include a conversation of how our housing needs relate to the public water supply. There was a discussion around the goal and target audience of the proposed forum. It was agreed that education would be an important focus.

Marilyn Kidder reminded the Commission of a video called *Communities and Consequences*, from NH Public Broadcasting Service. Chair Nichols noted that the book *Communities and Consequences II* is also available now, as well as a video, and may be a good resource.

6. Governance & Procedures: Officer Elections 2024

Chair Nichols opened a discussion of the Housing Commission Chair and Vice Chair roles, as they need to be voted on each year. There is also at least one opening on the Commission this year. It was decided to defer a vote on Chair and Vice Chair for a future meeting, until the full roster of members is confirmed for the upcoming year.

7. Updates

Chair Nichols provided an update on the Twin Pines development project, which has secured its financing and is hoping to break ground this year; the Continuum project, which has drilled for water but not completed its testing; and the New London-Springfield Water Precinct, which will have a public bond hearing for the Main Street water replacement project later in February.

8. Public Comment

Nancy Marachio suggested that if there were to be a public forum, it might be helpful to get personal stories from local employees who are struggling to find housing. John Ellis suggested more local employer engagement.

9. Future Meetings

Wednesday, March 20, 2024 5:30pm, Whipple Memorial Hall

10. Adjournment

IT WAS MOVED (Nancy Rollins) AND SECONDED (Marilyn Kidder) to adjourn the meeting. THE MOTION WAS APPROVED UNANIMOUSLY.

The meeting adjourned at 7:40PM.

Respectfully submitted,

Cara Leone

Recording Secretary
Town of New London