



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NEW LONDON HOUSING COMMISSION

March 19, 2024, 5:30PM

Sydney Crook Conference Room

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

MEMBERS ABSENT: Steve Theroux, Tom Vannatta, Randy Foose, Ann Bedard

OTHERS PRESENT: Residents Steven Root, Nancy Marashio, John Ellis, Neil Bergquist

1. **Call to Order** – Chair Nichols called the meeting to order at 5:30 pm. He noted there was a quorum present and appointed alternate member Nancy Rollins to sit as a voting member.

2. **Governance & Procedures**

The Housing Commission needs to appoint a new Vice-Chair, as well as review the member roster. There are three members at the end of their appointed term including Winfried Feneberg who committed to staying through Town Meeting but has since stepped down. The Housing Commission makes recommendations to the Board of Selectmen, and the Selectmen make the official appointments. Nancy Rollins indicated she would be interested in moving from an alternate member to a permanent member. Voting on Chair and Vice Chair will be at a future meeting when the member roster is confirmed.

3. **Review of Minutes – September 13, 2023; October 17, 2023; February 13, 2024**

IT WAS MOVED (Nancy Rollins) AND SECONDED (Marilyn Kidder) to approve the minutes of the September 13, 2023 meeting. THE MINUTES WERE APPROVED UNANIMOUSLY.

IT WAS MOVED (Marilyn Kidder) AND SECONDED (Nancy Rollins) to approve the minutes of the October 17, 2023 meeting. THE MINUTES WERE APPROVED UNANIMOUSLY.

IT WAS MOVED (Michael Quinn) AND SECONDED (Marilyn Kidder) to approve the minutes of the February 13, 2024 meeting. THE MINUTES WERE APPROVED UNANIMOUSLY.

4. **Town Meeting Review**

Chair Nichols gave a debrief of the March 12th voting on the 2024 proposed Zoning Amendments. He noted the feedback from the public is binary however he doesn't get discouraged by a "no" vote, he views it as "not now and not in this way." He provided some analysis of participation and vote counts for each decision.

There was a conversation on how to engage voters in the future. The 2024 Town Meeting Zoning Amendment Presentation, by Town Planner Adam Ricker, was well received. It was made available on the Town's YouTube channel, via Municipal Matters, and on the front of the Town's webpage. The pros and cons of social media sharing were discussed in the context of getting information out to the public.

Chair Nichols provided a list of comments against the proposed amendments, and those were reviewed for common concerns. Several comments focused on the proposed changes to the accessory dwelling unit regulations. Peter Nichols and Adam Ricker have been monitoring NH House Bill 1291, relative to accessory dwelling unit uses allowed by right in the state.

There was a discussion on regional planning, and ways to reach out to abutting towns regarding their efforts to provide affordable housing solutions. There were many comments supporting a focus on communities directly bordering New London. Recent voting results, from other towns, were discussed.

5. Public Comment

Nancy Marashio shared that the Concord Monitor has run several articles discussing ADUs and may have published letters to the editor that don't specifically relate to New London but may be helpful to review. She also shared her perspective, as President of the Fenwood Homeowners Association, on the proposed waterline easement requested by the New London-Springfield Water Precinct for the Twin Pines development.

Steven Root shared his perspective on why several of the proposed zoning amendments failed to pass. He provided notes from the 2021 Master Plan and previous Housing Commission minutes and offered recommendations on how to tailor the message towards affordable housing. Chair Nichols thanked him for his feedback.

There were several comments regarding attempts at the state level to loosen local zoning regulations and the importance of local control.

6. HOP Grant Update & Next Steps

Chair Nichols provided an update on the \$103, HOP grant that was conditionally approved in August of 2023, pending additional funding. Recent feedback from Plan New Hampshire has confirmed that additional funding was approved by the Governor and Council on March 13th. Steve Whitman, a consultant from Resilience Planning & Design, will assist with refining the original work scope submission before the application is resubmitted. Timing and details will be discussed further at the next meeting.

7. Housing Commission Plans for Fiscal Year 2025

Steve Whitman, and his colleague Zak Brohinsky, have been working on a GIS inventory of land use in New London, with the hope that it will assist with the community engagement and education planned for this year. Resilience Planning & Design is ready to do a first draft presentation for the Housing Commission at a future meeting.

8. Updates

Adam Ricker provided an update on the Twin Pines and Continuum housing projects. Continuum has received a state permit required for their 72 hour well pump test and will hopefully be able to complete the test soon. There is no update on the Twin Pines test wells.

The Twin Pines project is qualified for the NH Housing affordable housing grant program in which the Town may be eligible to receive \$10,000 per unit, with no specific restrictions on use. The application has been submitted and there is no word yet on if or when it may be approved.

The New London Springfield-Water Precinct Annual Meeting is March 19th, at 6:30pm and there will be a vote on the roughly \$4.9million bond required for the Main Street Water Main Replacement Project.

9. Future Meetings

Wednesday, April 3, 2024 5:30pm, Whipple Memorial Hall

Wednesday, May 1, 2024 7:00pm, Whipple Memorial Hall – *Resilience Planning & Design presentation*

10. Adjournment

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

The meeting adjourned at 6:25PM.

Respectfully submitted,

Cara Leone

Recording Secretary
Town of New London

Note: RSA 91-A:2, II provides that “*Minutes of all such meetings, including nonpublic sessions, shall include the names of members, persons appearing before the public bodies, and a brief description of the subject matter discussed and final decisions.*” A video of the entire meeting may be available for viewing on the town website, NewLondon.NH.gov, if more than the brief description contained in these meeting minutes is desired.