

DRAFT

These minutes have not been reviewed
or approved by the convening board or commission.

PLANNING COMMISSION

SPECIAL MEETING

April 28, 2009

MEMBERS PRESENT:

Terry Carter
Alan Couch

Christine Fuller
Steve Stengel

Norman Vanasse

MEMBERS ABSENT:

Fred Glover

Phil Dunwoody

OTHERS PRESENT:

Tom Kennedy

1. Call to Order

- A. Steve Stengel called the meeting to order at 6:07 p.m. Roll call by Recording Secretary – all members present except Fred Glover and Phil Dunwoody.

2. Town Plan Workshop

- A. Tom Kennedy said that he had gone over the housing section and there is a lot of statistically rich census data. He suggests that the board leave it as it is. He would not spend the time to try to redo it. He also noted that the board seems to be working off of two different revisions of the current town plan, one that expires in May and the actual one that was effective September 20, 2004. Jason Rasmussen spoke to Rose Goings about warnings for the public hearings. It is in her hands now. This section is very weak in goals and implementation. He noted that a reference to “49 publicly subsidized housing ...” and suggested that be changed to “49 affordable housing...” He was also not sure who currently manages them.
- B. Christine Fuller said that she would call the Rockingham Area Community Land Trust to get update on management.
- C. Terry Carter suggested that Christine Fuller also get update on number of units as Gill Terrace has expanded.
- D. Tom Kennedy said they also need an update from Okemo on the number of units at the ski area. He said they need a breakdown of single family (with and without lock-outs), fractional, condo units and hotel information.
- E. Terry Carter said that had been on Fred Glover’s list, but that she would call Okemo.
- F. Tom Kennedy noted comments pertaining to declining village households.
- G. Christine Fuller said that was due to sales of private family homes to businesses and sales for use as second homes and rentals. People are moving outside in the town.

- H. Tom Kennedy asked about the graphs.
- I. Christine Fuller explained that the board has discussed graphs and have decided they would like to simplify the town plan and use less graphs.
- J. Tom Kennedy suggested that they add a definition of “family” into the plan. There is a reference to ‘Non-family units’ and the meaning is not clear. He will get definitions of various housing terms for them.
- K. Alan Couch asked if the board were going to include wording to promote development where there is existing infrastructure.
- L. Tom Kennedy said that would be included under the Land Use section.
- M. The board decided to include a comment that vacancy rates at local inns has increased due to the expansion of Okemo and recent economic downturns under the Characteristics section of housing.
- N. Christine Fuller said that she will check with Ulla Cook to get the most recent percentages of primary homes and second homes in the town.
- O. Terry Carter said that when she calls Okemo, she will also get current information about housing units at Jackson Gore.
- P. Tom Kennedy said that the Planning Commission can include phrasing that requires developers to either include a certain percentage of affordable housing units in their developments or to contribute to the Rockingham Area Community Land Trust or other fund as determined by the town.
- Q. The board decided that developments of 10 or more units would be considered for this.
- R. Tom Kennedy said that he would draft the language for this.
- S. Christine Fuller said that when the board first raised this issue with the Select Board, there was concern about keeping the funds in Ludlow. That is why they formed the Ludlow Land Trust. That has since disbanded, because there was very little interest in affordable housing at the time.
- T. Tom Kennedy said the board should also get an updated inventory of mobile homes units in the parks.
- U. Alan Couch said that he would do that.
- V. Tom Kennedy said he would this section. He advised that the Goals stated in the town plan should look toward permitting and should make it very clear where the town stands on various issues. Town plans need to be specific. He advised that there is now a law that says if a town plan is not specific, the court may look toward the zoning regulations and town ordinances. He will rewrite the goals. It was generally agreed upon by board members that their intent would be to emphasize the following:
 - i. Maintain existing historical settlement patterns in the village
 - ii. Promote housing on existing infrastructure
 - iii. Cluster housing in the town and village
 - iv. Major developments of 10 or more units shall be required to provide for affordable housing units
- W. Tom Kennedy will rewrite Implementation section. He will have the draft within two weeks.
- X. There was a general discussion on which section to review next.
- Y. Tom Kennedy said that there will be a lot of maps for the Natural Resource section.
- Z. Christine Fuller said that she has already received a lot of information from the Regional office for the Energy section.
- AA. Tom Kennedy said that either Jason Rasmussen or April Harkness would be here for the Planning Commission on May 19, 2009 and they would review the Natural Resources section. Tom Kennedy will assist with the Local Economy and Utilities/Facilities sections. For the Utilities/Facilities section, he suggested that the board think about if the

water/sewer lines are going to be expanded and if so where. That will have an impact on the Land Use section. The board should get an updated water/sewer lines map. He suggested that someone speak to Frank Heald and Loran Greenslet about this.

BB. Norman Vanasse said that he would speak to them.

CC. Tom Kennedy said that he is available for their June 16th meeting to go over Local Economy and Utilities/Facilities. He also said that someone should discuss public hearings for the town plan with Rose Goings.

3. **Adjourn**

A. **MOTION by Christine Fuller and seconded by Alan Couch to adjourn the meeting. Motion passed unanimously.**

B. Meeting adjourned at 7:38 p.m.

C. Next regular meeting will be May 19, 2009 at 6:00 p.m.

Respectfully submitted,

Lisha Klaiber

Fred Glover, Chairman

Christine Fuller

Terry Carter

Steve Stengel

Alan Couch

Norman Vanasse

Phil Dunwoody