

**DUNBARTON PLANNING BOARD**

**WORKSHOP MEETING**

**WEDNESDAY, MARCH 3, 2010  
DUNBARTON TOWN OFFICES – 6:30 p.m.**

A Workshop meeting of the Dunbarton Planning Board was held at the above time, date and place with Chairman Ken Swayze presiding. The following members were present:

Kenneth Swayze, Chairman  
Terry Swain, Co-Chairman  
Les Hammond, Selectman  
Michael Poirier  
George Holt  
Michael Guiney, Alternate

**Other Town Officials:**

Barbara McCann, Planning and Zoning

**Others:**

Matt Monahan, Central New Hampshire Regional Planning Commission  
Robert Perry

**Public Notice:**

Ken Swayze, Chairman, confirmed with the Barbara McCann that the meeting public notice had been posted in two public places in the Town, and also put on the Dunbarton Web Page.

**6:45 P.M. – Workforce Housing Ordinance**

Kenneth Swayze, Chairman provided the some background information regarding the concern for Workforce Housing, which started after a court case in 1991. The State of NH would like us to look at not just our town but also the common wealth of the larger community around us. The state is requiring us to figure out the fair share based on a larger area (i.e. regional planning district, county, labor market, etc.) Matt has not given us a firm figure yet. Methodology seems helter skelter, our numbers went from 50 to 91 and now there has been discussions regarding ½ of our housing stock should be Workforce Housing. Towns like Allentown have reached their fare share. We have individual homes that meet workforce housing but we may be lacking rental units.

Michael Guiney explained that he has done research on homes in the workforce housing price criteria and also reviewed our multi-family/apartment rentals in town. The figure we came up with so far is 19 rental units with 2 bedrooms.

The Board discussed the criteria for rental units and Matt Monahan, CNHRPC will do further research on the criteria and report back to the Planning Board at the next meeting.

Terry Swain, Co-chair noted that Section VI. Definitions Refer to RSA: 674:58 (E) Workforce housing/renter occupied in our draft Ordinance states “ Means rental housing which is affordable to a household with an income of no more than 60% of the median income for a 3-person household for the metropolitan area or county in which the housing is located as published annually by the United States Department of Housing and Urban Development. Housing developments that exclude minor children from

more than 20% of the units, or in which more than 50% of the dwelling units have fewer than two bedrooms, shall not constitute workforce housing for the purpose of this subdivision.”

The Board discussed where Manufactured Housing could be established in Town. Ken Swayze stated that currently we have a MHD Zone, however, the state does not differentiate the type of structure so therefore, Manufactured Housing is really town-wide. Manufactured Housing will bring down the cost vs. stick built homes and therefore, could be considered Workforce Housing. Matt has more information to share so I will turn the floor back over to him.

Matt Monahan, CNHRPC stated he has wonderful news. Attorney David Connell will come and speak to the Planning Board and any other attendees at our April 7<sup>th</sup> Workshop Meeting. He is the attorney that represented Chester in the court case regarding Workforce Housing.

Ken Swayze, Chairman said this will be a great opportunity for the Board as well as any residents that would like to learn more about Workforce Housing and we should advertise this and hopefully get more public attendees.

The Board members felt this was a great suggestion.

Matt Mohahan, CNHRPC distributed a matrix (copy attached) with three towns that are “safe” with their fair share and their Zoning Ordinance. These towns are “safe” compared to Dunbarton because their Zoning Ordinance accommodates Workforce Housing. They have higher densities (number of permitted units per acre) and a good distribution of housing stock.

Kenneth Swayze stated that generally good planning tool is to base the numbers on 2/3 of housing to be affordable.

Matt Monahan, CNHRPC stated that density is a good place to make a change. You will note that these “safe” towns have much smaller parcels. These densities work because they have municipal services.

Les Hammond stated we can't fit a well and septic on .25 acres. In fact some even larger lots are tricky because of terrain and soils. We understand that density is just a tool to help control the cost of land.

Matt Monahan, CNHRPC stated that density is the biggest chunk to work on with Workforce Housing.

Les Hammond stated that municipal services are key.

Kenneth Swayze, Chair stated common infrastructure systems could keep costs down. There was a proposal in front of the Planning Board that provided shared systems and the costs become much less.

Terry Swain, Co-Chair stated that he understands the comparison but would like to see a comparison with a Town that is more like Dunbarton. Perhaps we could see a comparison with Hopkinton, Bow, New Boston or Deering. We are not like the Towns you have on your matrix as “safe” towns.

Les Hammond stated that we don't want Dunbarton like the towns depicted on the matrix.

Kenneth Swayze, Chair asked how many area towns are addressing Workforce Housing on the Ballot this year.

Matt Monahan, CNHRPC stated that Bradford, Warner, Loudon and Canterbury are.

Michael Poirier stated he would like to revisit the density issues for a moment because he prepared a document at the previous meeting that made some suggestions that may address this issue. His suggestion was not to separate lots into smaller parcels but to allow duplexes on 5 acres instead of 7 acres for example. You can change the density without changing the lot size. Condominiums on a single lot would be a possibility.

Board asked Matt Monahan if there was a limit on the square footage of a home. Matt Monahan recalled 1,200 square feet maybe the criteria.

Les Hammond discussed the concept of towns being developed years ago in concentric rings usually based on a water supply. Now towns are based in concentric rings around municipal services etc. Unfortunately, Dunbarton does not have any municipal services no do we see them available in the future.

Michael Poirier wanted to state for the record that he is not in favor of Workforce Housing or small lots i.e. .25, .33 or .5 acres or even 2.5 acre lots. However, I am for fair housing regulations.

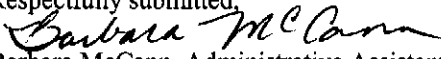
Kenneth Swayze stated the Board appreciated Michael Poirier's knowledge as a contractor/builder.

The Board discussed PRD's with bonuses is an option, which would cut down on the cost of road building, which can range from \$300 a foot.

Matt Monahan recapped the evenings meeting stating that at the next meeting Attorney David Connell will discuss the Workforce Housing court case, he will work on providing Dunbarton with a comparison of a more like town and provide a recap of the other Town voting results in regards to Workforce Housing Ordinances. He stated municipalities must look beyond their borders for the need for affordable housing.

**There being no further business, the meeting adjourned at 8:20 p.m.**

Respectfully submitted,

  
Barbara McCann, Administrative Assistant  
For Alison Vallieres, Secretary.

1. Dunbarton's housing distribution compared to "safe" towns (this is the EFFECT of their zoning):

Housing distribution in 2008	Dunbarton	Community A	Community B	Community C
% Single Family	94% (981 out of 1044)	61% (1093 out of 1786)	42% (889 out of 2135)	69% (1335 out of 1943)
% Multi-Family	4% (45 out of 1044)	32% (575 out of 1786)	24% (512 out of 2135)	11% (218 out of 1943)
% Manufactured	2% (18 out of 1044)	7% (118 out of 1786)	34% (734 out of 2135)	20% (390 out of 1943)

2. Dunbarton's density & SOME restrictions compared to "safe" towns (Zoning that creates above distributions):

	Communities that are likely in compliance		
	Dunbarton	Community A	Community B
Minimum Lot Size?	2, 3, and 5 acres	.25, 1, 1.5 and 2 acres	.23, .92 and 5 acres
Are there restrictions on the number of multi-family?	Yes: cap on the number permitted 4 per structure (less than the new law's requirement of 5)	None	Yes: cap on the number of permitted at 8 per structure
Are manufactured homes permitted?	Only by Special Exception in 1 zone (Dunbarton has 18 out of a TOTAL of 1044 housing units in town - 2% - in 2008)	By right in 3 out of 5 zones (NOTE: community has 118 out of a TOTAL of 1786 housing units in town - 7% - in 2008)	By Special Exception in largest of the 3 residential zones (NOTE: community has 734 out of a TOTAL of 2135 housing units in town - 34% - in 2008)
			Yes: only permitted on lots that currently have them (NOTE: community has 390 out of a TOTAL of 1943 housing units in town - 20% - in 2008)