

NEWINGTON PLANNING BOARD MEETING

Minutes

Monday, August 28, 2006

1. **Call to Order:** Denis Hebert, Vice Chair Person called to order the meeting at 6:40 P. M.

Present: Denis Hebert, Jack Pare, Vincent Frank, John Frink, Chris Cross, and Tom Morgan, Town Planner.

Not Present: Sandy Hislop Chair Person, Peggy Lamson, Gail Klanchesser, and Cosmos Iocovozzi

2. **Guests:** None

3. ***Minutes of the meeting of August 14th:***

Jack made a motion to accept the minutes and John seconded it.

Denis: Any discussion on the minutes? Minor corrections to be made on Page 2, fourth line from the bottom, the sentence should read "Denis: If the Board members don't mind" (instead of don't mine) Page 4, the Paragraph that starts with "Sandy", the third line should read "like to be the last one with the final approval." (instead of "like to see") and Page 5, under Paragraph C, the third sentence from the bottom should read, "to end the discussion" (not close the discussion). Denis: any other corrections? All in favor of the corrections, AYE. None opposed. Motion carried. A revised copy will be sent to Tom.

4. **Master Plan: Housing**

John questioned the info given on Page 2, First paragraph, last sentence reading "The graph opposite indicates that among the relatively few dwellings that are located east of the turnpike, multi-family housing units comprise a high percentage of the total". John went on to question duplex, single and multi-families. Tom went on to explain and will look into checking out percentage. Tom glad John brought this up and that sometimes things get carried over. Discussion ensued and Tom feels the 29 looks too high, Tom will check it out. We have 14 living spaces at Great Bay Services. Not adding up to 29 and Tom will check it out. Jack: Suggested having a definition/footnote.

Denis: The real meat of what we are trying to get to, and if the Board doesn't mind that Denis directs the Board, and knows that a lot of work has been done on this, is to decide what the Board wants to do which is the biggest issue and then probably go back and amend/make corrections.

On Page 10, Affordable Housing Strategies, and goes on to Page 11. Denis hopes everyone read this, because it's going to change the way Newington is going to look and be very careful how the Board approaches this. Denis spoke to several people in Town and a lot of people want to keep the character of the

Town the way it is. Denis went on to explain the situation we are in and what we are trying to do and what can we do for affordable/elderly housing. Tom had a map that shows where the highway is going and in determining where to place housing which he placed the map up on the Board. Tom gave some history. Back about 1990 the Town of Newington offered to connect the Newington Tradeport to the Newington Ice Water Plant (when they were digging up Exit 1) and PDA rejected that offer and they voted to have the whole Tradeport go on their own plant, which was operated by the City of Portsmouth. Tom's assumption in writing this is it will require a municipal sewer and other assumption is the municipal sewer will be the plant that becomes the baseboard that will be operated by the City of Portsmouth and they have aligned and have come up as close as 100 Arboretum, so that's the most practical way to look into it seriously. Discussion ensued. Tom, Clear on directions. Pointed on the map, low-density clusters.

Denis: The Department of Defense took it away from us and let them restore it.

Chris: Reasonable to project an area this big could be possibly used. Chris, if they decided that they would allow housing on the base, would they would do that? John: They tore down every last house. Chris: a good reason for that. It was not standard good quality housing that was built in the 50's, different standards and maintained the best they could with operations money over the next 30 odd years. They also had the option and asked if they would like to have them, and Portsmouth said no, not unless you pay every person. The money wasn't there. So it was cheaper to tear them down because Portsmouth could not fix those up. Discussion continued. Denis: Here's one of the thoughts, you go low-income housing and people want to improve themselves and make them look better. The cheapest lot in town in the early 90's was over \$90,000 and you can't buy a house now for under \$300,000. How do we address that? Doesn't have an answer. Price of land is so expensive. Tom: Two things: One, is to do nothing and solves problem short term, but not long term. Second, some communities have stipulations in the deeds to put a cap on how much they can be sold for in the future. Vincent: Could go by wages to determine who qualifies for low-income housing. Discussion ensued. Denis: What we are proposing is to establish public housing for the Town of Newington. Denis: Not much land to be developed. Tom: Has several different proposals. We have some land at Pease.

Denis: There's a solution out there and we haven't heard what it is. Denis: It has to be housing authority. He proposed that at the last meeting and we have a need to address elderly housing and control how our residents get in there. Jack pointed on the map about a cluster approach, and went on to describe it on different areas on the map. Discussion continued. Tom is looking for the PDA to provide some subsidy over on the left by the drive-in. Denis: The reason he brought up that section to begin with, he is looking for something in proximity to the mall, especially for elderly housing. Easy access to stores, transportation, etc. Discussion continued. Denis: Be careful what you are asking for. Denis: There has to be a solution and to keep the character of the Town.

Vincent: Who's going to control this? If we don't have a housing authority, we will quickly lose control. Denis: Put a plan reasonably priced together to allow people to have affordable housing. Discussion ensued about sacrifices. Tom:

doesn't feel that it's a sacrifice; just make sure it happens. Chris: Feels that you have to make sacrifices and the stumbling block in every community is you have to sacrifice to create low-income housing there. Denis: Disagrees. Chris: This is just speculation. Denis: The reason why he disagrees, what's going to happen, is all you have to do is find an ordinance that developers could come in and put together a plan to allow people to have reasonably priced elderly housing. Discussion continued. Vincent: Like he said before who's going to control it? We need a housing authority to have control and other thing you have to be careful of is that developers will take short cuts. In order to go ahead, this is where you make a sacrifice, you have to select something so the control stays here because if you don't, you lose everything. Jack: Was going to propose elderly housing - it's easier to deal with. Vincent: have to follow state statues and have to put in certain things for their protection. Discussion continued. John: Go to Page 12, under Summary, #5, "Adopt mixed-income cluster zoning provisions that allow for density bonuses." Tom: The number of low-income units you produce would be very, very small and wouldn't solve any problems. Vincent: Needs to be within a sewer district and it's one of the reasons the Board needs to control and monitor this. Discussion continued on sewers, cluster housing/cluster septic system, etc. Denis: Would like to get back to what Jack proposed and to work on the elderly housing first, think we can try to capture that and once we do that can we help shape some things. Something he is throwing out about elderly housing is two things to keep in mind: 1) A very rural area-Fox Point; 2) Someplace near shopping centers, somewhere where people can have easy access to. Jack: Proposes: Suppose an exiting or a new building is put in could have apartments over the top of the Mall over retail stores. Vincent: The mall isn't built that way. Denis: Try to look out of the box and get the juices rolling. Discussion/speculation continued. Other suggestions for possible use, i.e., Chucky Cheese (up for sale), Old Stone School, Old Town Hall, and discussed pros and cons. Tom: His original goal is to get a modest amount of elderly housing in the community and controlled by the Town. Just make sure they don't get burnt financially. Suggested setting a small goal, 15-20 units. Denis: Likes location of the schoolhouse, but not in favor of taking an old building to refurbish. Denis believes in modern materials/buildings. Denis: Lets establish a number of elderly housing to be determined and where to put suggested 20 units. Denis: Thinking of something along the line of 20 years. Chris: Set goal of 10% of housing. Certain percentage would equal 25-26 units. John doesn't feel there's a need for elderly housing. Denis feels they do have a need. Denis: We have a consensus and suggested coming up with a certain percentage, 25-26 units, 10% of population. Needs to be voted in. We take the lead and as a Planning Board see a need and the Town people wants this and lean forward and be specific and these are some of the locations. Tom: It's perfectly okay to site some locations, because if you say this is a viable recommendation, it's practical and could be implemented. The next thing to do, saying we further examined the whole town and found 4 or 5 sites that we think might just work and that these are those sites. Denis: Let's do that. Is everyone okay with that? Tom: The PB has never been down this road before, and suggested starting with a small number of units. Denis: Up to 10% of the housing structure.

Denis: Here's what comes to mind: 1) the Old Store School site, 2) Carriage House-Fox Point, 3) Cornfield at Fox Point, the one closest to the intersection, 4) Something that would be above stores/businesses (Tom: That's a different approach, private sector), 5) Flynn Pit, 30 acres. Denis: That's perfect. Tom likes - 6) the Old Stone School, the reason is the park is across the street, etc. Discussion continued. Tom pointed out that the zoning has to be related to plan. Look for conceptual approval or looking to make progress. Do you want to give the PDA two options or land transfer? John, Jack and Chris asked for the transfer plan so the PB can set it up right. Tom: Force PDA to realize cost of raising children. Discussion continued. Jack: Former Drive-In to be added to list. Vincent: Set if before all other Boards - if we have people coming in here, we need to have unity.

Denis: Everyone has a homework assignment. Get some good ideas on elderly housing - when you are going out and riding around town, look at issue of where elderly housing would possibly work and how would they get around, i.e., transportation, etc.

Denis: Made a motion to adjourn. All those in favor of adjourning, AYE. Vincent seconded it.
Meeting adjourned at 8:20 P.M. Next meeting is September 11th at 6:30 P.M.

Respectfully submitted:
Pearl Travis-Sirois, Recorder/Transcriber
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