

## Hanover Affordable Housing Commission

April 20, 2006

Present: Bob Strauss (Chair), Bruce Altobelli, Roy Banwell, Tom Blinkhorn, Len Cadwallader, Joan Collison, Don Derrick, Charlotte Faulkner, Dick Jennings, Larry Kelly.

Guest: John Vogel, Twin Pines Housing Trust Board Member

Staff: Jonathan Edwards

The minutes of March 16, 2006 were approved as circulated.

Roy Banwell reported on a meeting he and Bob Strauss held with Larry Kelly and Tim McNamara of the College regarding the Rivercrest and Grasse Road III projects. They have gotten ZBA approval for wetlands intrusions for Grasse Road III. Kelly and McNamara told Strauss and Banwell they are thinking of starting Rivercrest before Grasse Road if the 'new village' zoning passes at the town meeting in May. The College offers that HAHC's 14 units be built at Rivercrest rather than Grasse Road.

Banwell reported on Gile Tract. Discussions continue with the architects about the building designs and how they will fit on the terrain. Conversations with NH Housing Finance Authority seem to be favorable.

John Vogel reported on conversations he had with Dennis Marquis of Simpson Development Corporation regarding the possibility of including some affordable units in the mix of high end, single family units. We agreed not to burden TPHT. Dick Jennings, Don Derrick and Len Cadwallader (convenor) agreed to meet to discuss the details of obtaining capital to actualize Option #4 with additional money from SDC to cover some marketing expenses. Dick Jennings also offered to meet with SDC to obtain more precise facts on their timetable. We thanked John Vogel for his efforts on our behalf.

Don Derrick recommended that we exercise our power to comment on any and all conceptual plans, major subdivisions, and major site plans that come before the Planning Board and ZBA for approval. We authorized Chair Strauss to advise the Planning Office to put HAHC on the list of parties automatically notified when applications are submitted for approval of conceptual plans, major subdivisions and major site plans so that we can attend the so-called "staff review" meeting. Don Derrick and Tom Blinkhorn agreed to represent HAHC initially. At the staff review meeting, the HAHC delegate(s) would recommend that a separate review of the plan be held with the full Commission if the project were to have any impact on affordable housing.

We discussed the impending votes on zoning amendments. Some commissioners have heard comments from townspeople expressing alarm about the large number of units proposed across the town. We believe these concerns, which we believe are unfounded,

could scuttle some or all of the zoning amendments that would favor affordable housing. We asked the College to produce a summary sheet of the facts pertaining to Rivercrest to distribute to commissioners. We strongly recommend that commissioners attend the two informational meetings (April 27 at 7:30 at Ray School and May 4 at 7:30 at Trumbull Hall) to state publicly the need for affordable housing. We asked Chair Strauss to draft a letter that would be emailed to all our contacts who favor affordable housing.

Jonathan Edwards reported the town staff's plans to write a Capital Improvements Plan. Once the Plan is approved, and a Finance Schedule is also drawn up, the town would then be allowed to implement a "Managed Growth Plan" that would limit permits for new housing starts until the capital improvements were built. It could also impose impact fees on any new construction to help cover the costs of the capital improvements. Affordable units could be exempted from the growth moratoriums and impact fees if explicitly stated in the authorizing regulations. The town's select and planning boards will hold a joint meeting on Monday, May 1. It will be important for a delegation from HAHC attend to ensure these exclusions are included in the boards' actions.

We adjourned at 9:30PM