

Hanover Affordable Housing Commission

Meeting of March 16, 2006

Present: Bob Strauss (Chair), Bruce Altobelli Roy Banwell, Tom Blinkhorn, Len Cadwallader, Peter Christie, Don Derrick, Dick Jennings, Larry Kelly, Charley Muntz, Peter Runstadler,.

Staff: Jonathan Edwards

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

Roy Banwell reported on the Grasse Rd III Project. There has been no progress since his last report because of the delay caused by the ZBA request for an independent appraisal of the wetlands issues last August. This has set back the project up to one year and increased the cost. The ZBA will hold a hearing on 3/23 and render a decision on the wetlands one week later. If its favorable to the Real Estate Office, they will apply for final approval from the Planning Board in July.

Roy Banwell reported on the Gile Tract. He reported that 28 different zoning amendments have been proposed – several having to do with subdivisions - that will be voted on in May. Any *proposed* amendment has the force of law, even though we don't know whether any – or all – will pass or fail. Thus, the engineers for the Hartland Group are in a quandary as to exactly what set of regulations they should design to. These proposed regulations will be discussed by the PB on March 28 and commissioners are urged to attend. Banwell reports NH Housing needs to allocate funds to Grafton County to balance their disbursements across the state which puts the Gile Tract in a favorable position to receive funds from this source.

Bruce Altobelli reported the Grafton County Commissioners have voted to designate up to \$500,000 of their CDBG funds toward the Gile Tract.

Bruce Altobelli reported on the offer by Simpson Development Corp to include affordable units in their Velvet Rocks II project. Unfortunately, TPHT doesn't have the money to buy the units at a discounted price. TPHT has made a counter proposal that SDC donate X dollars/unit to TPHT in lieu of buying the units. So far, SDC has declined to negotiate. Dick Jennings offered to see what he could do to help the negotiating team at TPHT.

In response to queries from the Commission, Jonathan Edwards explained two "steep slope" amendments – one drafted by a PB subcommittee and one by petition. He also explained a proposed "intermittent stream" amendment. All three are a response to the feeling amongst some residents that the environment has not been given sufficient protection. Each of these is to be applied all over town and therefore Grasse Road III and the Gile Tract developments will be subject to these regulations if they are passed. The Commission asked Roy Banwell to research the various petitions and share his findings.

The Commission agreed to write a letter to the PB based on the research. All commissioners urged to attend the PB meeting on March 28th.

Bruce Altobelli announced TPHT has appointed a new executive director, and will be moving their offices to the Davidson Building on S. Main Street in WRJ in the next 60 days.

Jonathan Edwards confirmed that the Commission has advisory status to the Planning and Select boards equal to that of the Conservation Commission. It was suggested that in the future we take a more active role by reviewing all permit applications before the ZBA and Planning Board and rendering an opinion in writing.

Meeting adjourned at 9:20PM

Respectfully submitted

Len Cadwallader

Secretary, pro tem

Important Date: Twin Pines will be at the Planning Board on Tuesday, April 4th. Please plan to be there if at all possible.