

MINUTES

Master Plan Committee Meeting

Meeting Date and Time: Wednesday, May 17th, 2023 6:30pm

Meeting Place: Old Town Hall, 19 Meeting House Hill Rd, Sanbornton NH

Present: Selectman Brandon Deacon, Co-Chair Nina Gardner, Co-Chair Andy Sanborn, Sam Swartz, Gail Morrison

Andy Sanborn made a motion to approve the minutes of 2/8/23. Sam Swartz seconded the motion and the motion passed unanimously.

a. Review of LRPC Housing Needs Assessment draft – Nina provided highlights from the Housing Assessment for discussion purposes. She noted that a formula was used to determine the amount of new housing units needed per town; in the Lakes Region 372 units will be needed each year for the next twenty years with 158 of those being affordable. By 2040, 210 total units are projected to be needed in Sanbornton. This number was determined by a formula that gives each town its fair share of needed housing. The report explained that there is a need for smaller units but homes are being built with three to four bedrooms and the most common dwelling type is a single-family home. There is a higher rate of disabled persons in the area versus the rest of the state, possibly due to the elderly population being higher.

Nina noted that the report acknowledges the lack of town sewer and water being a deterrent for developers, which most of Sanbornton lacks. Andy stated that the Residential Zone in Sanbornton allows for two-family homes and multi-family is only allowed in the Commercial Zone. He added that Sanbornton does need to house its fair share but not more than that. Selectman Deacon stated that there are factors out of the town's control affecting housing supply; though it can make changes to the land use regulations to allow for more housing, a developer needs to be willing to do it. Andy noted that there could be portions of the Residential or Agricultural Zones that could have different allowances for in terms of housing density.

Nina stated that she does not think people would be opposed to these changes but they may not know there is an issue right now. Andy stated that residents will need to understand that the State now requires towns to allow for affordable housing options and can do so through land use regulations, and if they do not then the State will dictate to the town what they need to do if challenged by a developer. Selectman Deacon stated that the town itself cannot do anything to reduce the cost, supply or demand of housing. He added that the 2020 census numbers are used in the report, but a lot has changed since that was taken. Sam stated that he believes profit will drive housing options regardless of the ordinance, and there isn't much profit if the developer needs to build every utility. He noted that senior housing options will be limited because transportation options in the area are limited.

Andy suggested having Selectman Bob Lambert, LRPC Rep, report to the Planning Board and Master Plan Committee after the next LRPC meeting; he proposed a joint meeting for some time in the next couple of months.

b. Upcoming meeting dates – TBD.

Meeting adjourned at 8:30pm.

Respectfully submitted,
Audry Barriault