



SALISBURY PLANNING BOARD

Planning Board – Public Meeting January 3, 2011 Meeting Minutes

Joe Schmidl, Chairman	- Present	Raymond Deary – Alternate	- Present	Doug Greiner – Vice Chairman/Secretary – Absent
Stacia Eastman – Alternate	- Absent	Al Romano - Member	- Absent	Ella Thomas – Alternate - Absent
Anne Ross-Raymond – Member	- Present	Vacant – Alternate	- N/A	Karen Sheldon – Selectman Ex-Officio - Present
April Rollins, Planning Assistant	- Present			

Visitors that signed the Sign-In Sheet: Ken Ross-Raymond.

Chair Schmidl opened the meeting at 7:04 p.m.

NEW BUSINESS

Review and approve the meeting minutes of December 6, 2010 – The Board reviewed the December 6, 2010 draft meeting minutes. Ray Deary made a **motion** to approve the meeting minutes of December 6, 2010 without changes. Karen Sheldon **seconded** the motion and the **motion passed unanimously**.

OLD BUSINESS

Workforce Housing Ordinance – Discussion/Work Session – Chair Schmidl set up a projector displaying the excel spreadsheet provided by the Central New Hampshire Regional Planning Commission that helps Towns determine how close they come to meeting the Workforce Housing Ordinance. The Planning Board reviewed sections of the Town’s Master Plan, Site Plan Review Regulations, Subdivision Regulations and the Zoning Ordinances, answers were plugged in to the spreadsheet with page numbers noted. Chair Schmidl noted that the residential roads listed in the Zoning Ordinances needs to be updated to include all applicable roads. Chair Schmidl stated he would follow up with the CNHRPC with questions regarding some of the sections. Anne Ross-Raymond stated that this exercise has been a good starting point for the board. The Planning Board will hold another work session at their next meeting in regards to Workforce Housing (RSA 674:58). Worksheet appended to the minutes.

ADJOURNMENT –The Planning Board adjourned at 8:27 p.m.

NEXT MEETING - *The Planning Board will meet at 7:00 p.m. on Monday, February 7, 2010 at the Academy Hall (upstairs).*

Minutes prepared by April Rollins, Planning/Zoning Assistant

Provision Measured	Documents Assessed				Is It Exclusionary?		Recommendations		
	Zoning Ordinance	Site Plan Regulations	Subdivision Regulations	Master Plan (2007)	Does this Provision Individually Render Documents Exclusionary?	Does this Provision Contribute to a "Collective Effect" of Exclusion?	Zoning Ordinance	Site Plan Regulations	Subdivision Regulations
Specific "Questions" Asked of Each Document									
What Town is this?					-	-	-	-	-
How many acres are zoned for residential?				1591, p. 135	No		update list of roads included		
How many acres would represent 51% of the residentially-zoned land				795, p. 135	No				
Are multi-family developments (2 units or more) permitted by right and not JUST exception?	by right				No				
Are one-acre lots permitted?	by variance or OSD				No				
Are half-acre lots permitted?	No				Yes				
Are multi-family developments defined as 5 units or more (different from site plan JURISDICTION definition of 3 units	No				No				

or more)?										
Is "affordable" definition consistent with the new law?				Yes, p. 70	No					
Is "workforce housing" definition consistent with the law?				n/a		Maybe				
Is "area" definition provided in accordance with the law?				n/a		Maybe				
Does "region" meet one of the three definitions in the law?				n/a		Maybe				
Are there minimum floor area requirements?	No				No					
Are "in-law" or "accessory apartments" permitted?	Yes, by right, if attached			Yes, p. 75	No					
Are manufactured homes permitted by right or exception?	Yes, by right				No					

Are growth controls in place; i.e. GMO or impact fees?	Yes, p. 15			pp. 137-8		Maybe				
Are growth control measures "parochial;" i.e. designed to keep "outsiders" out?	No, p. 15				No					
Is GMO based upon "scientific evidence" That is consistent with RSA 674:22?	No, p. 15					Maybe				
Does GMO "sunset?"	No, p. 15					Maybe				
Do growth controls provide any relief provisions for affordable housing such as waivers or a "set aside" number of building permits for affordable housing proposals?	No, p. 15					Maybe				
Are "exclusionary practices" justified by other "compelling" public interests (i.e. large lot size in all of town for aquifer protection)?	n/a				n/a					

Are there incentives for the development of affordable housing?	OSD Ordinance (XXI), p. 32				No					
Are there waivers for impact fees?	n/a				n/a					
Are there waivers for exactions or off-site improvements?			Yes		No					
Is there a local housing commission?				No	n/a					
Is the zoning ordinance "statement of purpose" or similar consistent with the new law?	Yes, through reference to Master Plan			Yes, p. 56	No			Update		
Can workforce housing proposals construct AT LEAST 2 bedrooms?	Yes		Yes		No					
Do quid pro quos for affordable housing (or open space developments) provide realistic	Yes, OSD Ordinance (XXI), p. 32			Yes, p. 56	No					

economic incentives to build work force housing?										
Does the applicant have the opportunity to assess the economic impact of conditions imposed as part of planning board approval?			Yes		No					
Do development regulations "spell out" the process for affordable housing proposals?	Yes, OSD Ordinance (XXI), p. 32				No					
Does Master Plan state that the municipality SHALL provide for workforce housing opportunities?				Yes, p. 56	No					
Does the Master plan indicate WHERE workforce housing should be located?				No	No					
Does the community allow ONLY one or two large lot sizes (3 acres+)?	No, p. 8				No					

Do some zoning districts permit more than one unit per lot?	Yes, all zones				No					
Are there restrictions to who may live in accessory dwelling units (i.e. relatives only)?	No				No					
Is there an "inclusionary" housing ordinance?	No				Maybe ?					
Is the "inclusionary" ordinance voluntary? Must be by State law.	n/a				n/a					
Are "home occupation" uses permitted?	Yes, pp. 40-42				No					
Is there mixed use zoning (i.e. downtowns)?	Yes, p. 10			Yes,	No					
Can mixed use proposals be developed anywhere in town (i.e. whole developments with WF housing, commercial, etc.)?	Yes				No					
Is there a TIF district in Town?	No (n/a?)					Maybe				
Is RSA 79E in place?	No (n/a?)					Maybe				
Are there expedited permitting provisions for	No				No					

workforce housing?										
Are there application fee waivers for workforce housing?	No				No					
Are there provisions to reduce parking requirements for workforce housing?	n/a				n/a					
What are road width standards?		22 ft	22 ft		No					
Are there provisions to reduce road standards for workforce housing?		No	No		No					
Are multi-family workforce housing developments feasible given minimum lot size, average real lot size, and available land?		Yes, per OSD	Yes, per OSD		No					
To what extent do building constraints (wetlands, floodplains, steep slopes) prevent development in each zone - are some zones more developable than others?	No				No					

<p>Do numerous factors (density requirements, permitted uses, development constraints) relegate affordable housing to outlying areas only (or primarily) – i.e. is sprawl encouraged?</p>	<p>No</p>			<p>No, pp. 60, 69</p>	<p>No</p>				
<p>Is a range of workforce housing types permitted in all zones (single family, duplex, accessory apartment, multi-family manufactured housing)?</p>	<p>Yes, pp. 9-11</p>				<p>No</p>				
<p>Given setbacks, minimum lot sizes, development constraints, and permitted uses, could each workforce housing type be physically constructed on the minimum lot size (or “buildable” lot size) in each zone?</p>	<p>Yes</p>				<p>No</p>				

Do zones where WFH is feasible lack existing roads/infrastructure?	No				No				
Other Observations									
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Other Observations

