

**Harrisville Planning Board
Minutes
April 13, 2011**

Members Present: Sherry Sims, Noel Greiner, Ned Hulbert, Anne Havill, Bob Sturgis, Jay Jacobs, Charles Michal

Members Absent: none

Members of the Public Present: Winston Sims, Heri Tryba, Bob Hamshaw, Sarah Kendall Bayles, Jean Rosenthal, Laurence Saunders, Doug Miller

Mr. Hulbert called to the meeting to order at 7:00 p.m.

Attendance and Voting Members:

Mr. Hulbert introduced the Board and said that the voting members are himself, Mr. Greiner, Mrs. Sims, Mr. Sturgis and Mr. Jacobs

Agenda:

The agenda was approved as posted, with the addition of an update on aerial photography and a report on the SWRPC spring meeting.

Minutes of Previous Meetings:

The minutes of the March 9, 2011 meeting were unanimously approved as distributed.

Election of Officers:

Mrs. Havill nominated the existing slate of Co-chairs Ned Hulbert and Sherry Sims, Vice-chair Noel Greiner and Secretary Bob Sturgis for another year. Mr. Jacobs seconded the motion and it passed unanimously.

New Business:

Discussion with Housing Committee:

Several members of the Housing Committee presented a report on their progress and findings since Harrisville 2020 in September 2010. Doug Miller said that they researched co-housing and other approaches to address Harrisville's problem of getting young folks to move here. They also did research on sources of financing such as the NH Community Fund and the NH Charitable Foundation. Bob Hamshaw said that the committee looked at needs of senior citizens as well as young families. He had obtained information about the Marlborough Estates development done 20 years ago. Sarah Bayles said that the committee looked at three properties currently on the market as potential trial projects: the Lovell Harris house on Church Street as a mixed use development; the Harris house on Chesham Road as a cluster development on its 14 acres; and a possible use of the Lyons property on Hancock Road, though it would need enormous funds to develop. Winston Sims looked at existing properties available in Harrisville and did analysis of current assessments to see if we do, in fact, have affordable housing in Harrisville. Using HUD guidelines of rental or purchase cost, we do. As Jay Jacobs pointed out later, high land prices in Harrisville make it hard for young families to create new housing here. A related question is whether housing cost is the only factor in Harrisville's current aging demographics; what else do young families want or need to live here?

The Housing Committee determined that our existing zoning ordinances are not a deterrent to cluster or affordable housing, though it might be important to examine more

innovative approaches, such as land leases or use of old roads. The question of revamping existing large houses was brought up, too.

The synthesis of the Housing Committee's findings, at this point, is that the committee can't go forward with a project because it's not a developing entity. The potential projects the committee examined on Church Street and Chesham Road are too small for standard funding sources or can't fit within a 3-year completion time slot. If an angel appeared to subsidize an initial development, then perhaps a project could go forward.

Mr. Hulbert thanked the Housing Committee for its work and asked that they work with the Master Plan group to incorporate the goals of small, affordable, attractive and energy efficient housing.

Master Plan:

Mr. Hulbert said that it was time to set up the work plan and structure for 2011. There was discussion about setting up a sub-committee to do initial work that would then be brought to the entire Board. Mr. Jacobs suggested including others besides Planning Board members, especially those from Harrisville 2020 committees. We also will use very good existing resources such as Lisa Murphy of SWRPC and Master Plans from other towns, especially Mason. Mrs. Sims, Mrs. Havill and Mr. Greiner expressed interest in working on this sub-committee, along with Heri Tryba who will probably be an alternate Planning Board member soon. This sub-committee will have an initial meeting before the May Planning Board meeting to set a timetable, framework and ground rules for non-Planning Board members and report this to the entire Planning Board in May.

Old Business:

Quarterly meeting of land use board chairs:

Mr. Hulbert raised the question of whether it is time for another meeting of this group. Mr. Michal agreed that this was a good idea and the 4th Wednesday in May, May 25, was set for it.

Aerial Photographs:

Mr. Sturgis wagged the recently received packed containing the aerial photographs of the town. He will take it home to look at it and check the resolution. Now, the question is what do we do with them?

SWRPC winter meeting report:

Mrs. Sims brought the Board's attention to the information given by attorney Cordell Johnston on March 29 at the SWRPC winter meeting. This involved pending bills before the NH Legislature, many of which could impact Planning Board composition and ordinances. Basically we need to stay tuned to the final outcome of these bills.

Correspondance:

Mrs. Sims showed the Board a survey from the University Laval of Quebec, Canada, regarding our use of ground water data for land use planning. It was agreed that Mrs. Sims could complete and return this survey.

Mrs. Sims also mentioned the spring OEP conference and will get specific information to members for this, with the encouragement that as many members as possible attend. It is in late May.

Next regularly scheduled meeting is Wednesday, May 11, 2011 at 7:00 p.m.

The meeting adjourned at 8:55 p.m.

Approved: _____ Date: _____
Co-Chairman