

# UPPER VALLEY LAKE SUNAPEE REGIONAL PLANNING COMMISSION Planning Committee Meeting

**Monday, September 12, 2011 at 4:00 PM**

**Meeting Room – UVLSRPC Office, 10 Water Street, Lebanon**

Members Attending: Aaron Simpson, Steve Schneider,  
Ken Morley, Jeff Kessler, Dan Kiley, Dan Brand,  
Shawn Donovan

Staff Attending: Mike McCrory, Christine Walker  
Non-Members Attending: Bernie Folta

## Meeting Summary – FINAL

The meeting was called to order at 4:00 PM.

1. **Acceptance of May 19, 2011 Meeting Minutes:** DBrand moved to accept minutes with edits, seconded by KMorely, unanimous approval.

2. **Nomination/Appointment of Committee Officers:**

Chair: Steve Schneider nominated, and elected (unanimous)

VChair: Dan Brand nominated, and elected (unanimous)

3. **Regional Planning Committee Goals and Priorities - Discussion:**

MMcCrory asked for an open discussion among the Regional Planning Committee membership to discuss goals and priorities for the coming year (ending July 1, 2012). Committee responses as follows:

- Promote immigration of young/professional residents.
- Support and promote policies and actions to mitigate pending/potential impacts of the aging population.
- Consider the secondary impacts of development (infrastructure, etc.) and development in growth centers.
- Promoting housing – advocating local land use regulations that do not exclude housing for workforce affordability.
- Generating information – providing information on specific topics and programs for the benefit of the constituent communities. The Committee should act as a conduit for planning information.
- Outreach and response to community issues – remaining informed on local issues. What questions need to be asked? – The committee needs to understand what should be asked and be able to get those questions out.
- Commission and develop a planning document that informs communities of sustainable development practices, housing and community programs. Possibly publishing and selling the document to the communities.
- Seeking individuals to inform the program and developing a pattern handbook. A research project of the existing neighborhood development model – passing along to the communities as a neighborhood template/guidance. (Peter Owen a candidate for a presentation.)
- Massive projects with large, macro-scale development impacts to the region – guidebook for projects that look at the traffic congestion, infrastructure, and other impacts from larger developments.
- The best approach may be to assemble guidance documents and bibliographies/documents to guide planning boards for understanding developments.
- Regional Plans are an important asset for the regional planning commission to be able to address regional development issues.
- Bi-state regional plan guidance. Bi-state scope is important

4. **Discussion: Housing Needs Assessment**

The Regional Planning Committee provided preliminary feedback on the draft interim report to the Regional Housing Needs Assessment:

- Report does not address declining school district enrolments.
- Page 51 – Important points for – graphics and charts to emphasize points.

- How does the report address communities that necessarily attract older individuals? Where should there be clusters of housing for the aging population?
- Developers – Responding to development fads, trying to market populations (like baby boomers).
- Immigration and birth rate assumptions – What about population growth with regard to immigration and natural growth rates? Should there be multiple scenarios for the housing projections? How can this region support a balanced growth rate?
- What about an overall discussion of the housing context and how we got here today?
- Develop and prepare the conclusion – build-up foundation for the project conclusions and substantiate the results of the reporting.
- Provide tables that compare projected growth with the historic data – how do the population rates match-up?
- How does the data respond to the demographics and economics of the local region?
- What about the economics of aging? Limited income and indicators for the seniors to be able to afford to live with or without working.
- What is the impact of the local economics for senior affordable housing?
- Decennial break-down may be too coarse. What about the impacts of the recession that started in 2008?
- Recognizing the impact of the recession – there was a major shift.
- How has income/housing been tracked over time?
- More maps and graphics – bigger maps, better charts to illustrate the numbers presented in the tables and text.
- Graphics to assess disassociated data – examples: trip lengths and employment and population projections
- Graphics – where people live – how to understand the information – seeking disaggregated
- Difficult to understand how the conclusion – projected housing growth – is justified.
- How does this report project the use of seasonal housing as part of the housing supply?
- The pace of the report is important to spell-out the findings.
- Executive summary important.

5. **Meeting Schedule:** Fourth Wednesday of every month, consistent, tentative for October 5, follow-up for Oct 26

6. **Other Business:** CW announcing the October Planning Conference because NH OEP will not hold a conference this year. RPC Staff will keep the committee informed about the regional planning grant. It will be important for the Regional Planning Committee to think of how to use the planning data.

7. **Meeting Schedule:** The meeting was adjourned at 5:15 PM.

**MINUTES APPROVED OCTOBER 5, 2011**