

**MINUTES  
ROCKINGHAM PLANNING COMMISSION**

**November 12, 2003  
Sandown Town Hall, Sandown NH**

**Commissioners Present:** S. Hastings, Chairman (Hampstead); T. Moore (Plaistow); F. Griffin, G. English (Exeter); G. Coppelman (Kingston); B. Brown (Rye); R. Foster, T. Tocci (Hampton Falls); A. Stoller, P. Griffin (Windham); S. Kroner (North Hampton); C. Pratt (Brentwood); R. Cooney, B. Ellis (Salem); R. Day (East Kingston); W. Bambury (Hampton); S. Perry (Kensington)

**Guests:** Ed Mencis, R. Collins, S. Rice, T. Winglass, D. Laflem, E. St.Pierre, M. Traeger (Sandown); T. Peters (Windham); P. Wilson (North Hampton)

**Staff:** C. Sinnott (Executive Director); A. Pettengill (Business Manager); G. Greenwood (Assistant Director); M. Carriel (Sr. Planner); J. Robinson (Regional Planner)

**I. Introductions**

Hastings convened the meeting at 7:15 p.m. and welcomed all in attendance. She thanked Sandown for hosting the meeting and asked all attendees to introduce themselves.

**II. Minutes of October 8, 2003**

*Foster moved to approve the Minutes of October 8, 2003 as presented; Coppelman seconded. **SO VOTED.***

**III. Communications**

Commissioner & Staff Recognition: Sinnott recognized Mary Allen (not in attendance) for her 18 years of service. Foster stated that a gift will also be presented to her.

Sinnott thanked Maura Carriel and Glenn Greenwood for their ability to maintain service for five circuit rider towns since the resignation of John Krebs and Mike Garrepy. He noted they did extraordinary work and the Executive Committee voted to give them each a bonus for their extra hours.

Introduction of new staff member: Sinnott introduced the newest staff member, Jill Robinson, Regional Planner.

Other: Sinnott stated that Landman had emailed him asking for a discussion on one-way tolling. Coppelman noted his confusion since the Governor is going back to two way tolling and one-way next Spring. Tocci noted that the MPO has not been consulted or asked to join in the conversation regarding this issue. Foster said the RPC specifically asked the Governor, or a member of his staff, to sit with the MPO and municipalities before any decisions are made. Discussion followed.

#### **IV. HOST Community Discussion**

Sinnott presented an overview of the Planning Commission and its purpose. Winglass asked about progress on the Regional Master Plan. Sinnott noted that the Regional Housing Chapter is being worked on now and the Regional Water chapter is in Draft form. Two transportation chapters and the Open Space chapters are done. The Economic Development and Future Land Use chapters are in draft. The Housing Needs Assessment, a section of the Regional Housing Chapter, is currently being worked on.

Sandown representatives gave some background on the Town of Sandown and its relationship in the region. Rice explained the Town's experiencing a growth explosion and several remedies they've tried e.g. rezoning; growth management ordinance and impact fees. She noted that the Town's master plan hasn't been updated since 1995. Questions followed.

#### **V. SB-95 Workforce Housing**

Sinnott reviewed SB 95 which requires municipal land use ordinances to provide for the creation of workforce housing and provides an expedited appeal for projects that are denied. It also requires the Office of State Planning and regional planning commissions to provide certain technical assistance. Sinnott explained that workforce housing is generally described as housing affordable by the people that

work in the community. The purpose of this Bill is to codify case law set in 1991 in Britton v. Chester which obligates the community to provide their share of opportunity for workforce housing. He stated that this would establish an obligation to provide realistic opportunities for workforce and multi-family housing and direct appeal to the Superior Court. Questions followed regarding the constitutional parameters, staff needs, funding for additional staff needed and definition of affordable housing.

*Stoller moved to direct the RPC to put together a workshop within the next 90 days to educate and discuss the topic further; Brown seconded. Discussion on the motion followed. **SO VOTED.***

## **VI. Executive Committee Report**

Treasurer Coppelman noted that the format for the monthly financial report has changed slightly and now includes fiscal year and accounts receivable income also.

## **VII. Other Business**

- A. January Meeting: Agenda: Workforce Housing Legislation. Invitation to Planning Boards; little or no regular business. Research a location.
- B. Upcoming grant applications: Sinnott reviewed three grant proposals that Walker has prepared: Brownfields, Watershed Assistance, NH Coastal Program, Conservation Commission Roundtable and Conservation Commission circuit rider. General consensus was in agreement to submit all proposals.
- C. Smartgrowth Audits: Greenwood stated that he is still waiting for three volunteer towns in the Coastal Zone region to participate in the smartgrowth audit. Possibilities include Rye, Newfields and North Hampton.
- D. Project Updates: Sinnott noted he will email the work program report to Commissioners as soon as it's finished.
- E. Other: Stoller stated that she is resigning her representative position on the Nashua Rail Advisory Committee due to her inability to attend most of the meetings. Anyone interested in volunteering should contact Sinnott.

## **VIII. Adjourn**

*Cooney moved to adjourn at 10:00 p.m.; Coppelman seconded. **SO VOTED.***