

**Town of Gilford**  
**Planning Board**  
Work Session Minutes  
Gilford Public Library – Conference Room  
December 15, 2009

Members present: Chair Polly Sanfacon; Vice Chair John Morgenstern; Regular Members Jerry Gagnon, and Dick Waitt; and Alternates Dennis Corrigan and Wayne Hall. Also present were John Ayer, Director of Planning and Land Use, and Steven Whitman, Planning Board Workforce Housing Consultant with Jeffrey H. Taylor and Associates, Inc. Members absent: Selectmen's Representative Kevin Hayes; Regular Members Dick Vaillancourt and Richard Sonia; and Alternates Carolyn Scattergood, Andrew Garfinkle, and David Arnst.

P. Sanfacon convened the meeting at 7:00 p.m. with the Pledge of Allegiance and an introduction of those present. She then turned the time over to J. Ayer.

J. Ayer gave an update as to what had happened since the last meeting regarding Inclusionary Zoning/Workforce Housing. He said S. Whitman had made changes and drafted an updated Workforce Housing ordinance, including J. Morgenstern's proposed changes regarding a needs analysis and Town Counsel's comments regarding Conditional Use Permits.

S. Whitman began a review of the revisions. D. Corrigan said the regulation is for firemen, teachers, etc. A statement regarding this is hidden in the ordinance and should be emphasized. P. Sanfacon said that the regulation is not specifically for firemen, teachers, etc., she believes it applies to all types of people. J. Morgenstern said it could be put into the warrant article language.

S. Whitman discussed what parts could be trimmed, that some procedural sections were considered such as paragraph A. He said A. could be compressed, but should be kept. He said he had pulled out Section 3 B. and D, but kept C.

The Board discussed putting Section VI. D. into the site plan and subdivision review regulations. J. Ayer recommended keeping it in the Workforce Housing regulation.

J. Gagnon asked about Section III.C. regarding manufactured housing. Discussion ensued. D. Corrigan said all workforce housing has to be similar to what is around it. This is key to this working. We should not have a manufactured home next to traditional stick built homes. S. Whitman said the Board needs to decide what to take out. J. Ayer suggested removing III.B. and D. and keeping and compressing III. A., and keeping III. C., VI. D. Board members agreed.

Steve Nix, in the audience, said he sees an unintended consequence that could allow 100 multifamily units in the SFR zone if 15% are affordable. Discussion ensued. S. Whitman said it would be tempered by the size of the lot requirement. A lengthy discussion ensued.

S. Whitman said if we pull out the multifamily from the SFR zone, then we create a legal

problem with the statute. It requires us to allow for multi-family housing also. Further extensive discussion ensued regarding the concept of workforce housing and types of development.

J. Morgenstern discussed the needs assessment. J. Gagnon discussed fair share and affordability.

J. Morgenstern explained we want to be able to make a judgment that there is a need, not to require an extensive study, but to be able to verify need.

S. Whitman said that Ben Frost at NHHFA suggested using the Boston Shelter CPI. J. Ayer explained that this is the CPI analysis specific to housing (shelter) which is a component of the overall CPI calculation. The Boston area is specifically called out as opposed to the entire Northeastern US, but tends to be focused on more urban areas around Boston, and the Northeast Region CPI incorporates more rural areas as well, not just urban.

P. Sanfacon said she would like to keep J. Morgenstern's needs analysis requirements.

J. Morgenstern asked how enforcement and monitoring are done. S. Whitman said an agency (such as Laconia Area Land Trust) monitors and the Town enforces. Discussion ensued. In practice it was said that the agency effectively enforces to be able to collect its fees.

Motion made by D. Waitt, seconded by J. Morgenstern, to adjourn the meeting at 8:35 p.m. Motion passed.

Respectfully Submitted,

John B. Ayer, AICP  
Director of Planning and Land Use