

**TOWN OF LYNDEBOROUGH  
PLANNING BOARD**

**WORK SESSION MINUTES: October 7, 2010**

**LYNDEBOROUGH MEMBERS PRESENT: Chair Tom Chrisenton, Vice Chair Bret Mader, Bob Rogers, Mike Decubellis, Selectmen's Representative Arnie Byam and Alternates Bill Ball, Ray Humphreys, and Julie Zebuhr.**

Tom Chrisenton began the meeting at 7:30 p.m.

**OLD BUSINESS:**

**Discuss Work Force Housing**

B. Ball said that copies of the Town of Amherst "Affordable Housing" ordinance were distributed at the September meeting for the Board's review. He opened the discussion for comments.

Bret Mader, at this time, distributed copies of a draft for Work Force Housing ordinance. After reviewing Amherst's ordinance and liking the way it was written, he noted that there were a few things that were applicable to Lyndeborough, so he changed some of the wording to fit Lyndeborough's criteria. He suggested that the Board review it for the next meeting.

Julie Zebuhr commented on her concern about "affordable housing" in one community that was changed after a few years to a "high end development." She would like to see wording that restricted that type of change. B. Mader said that 8.5.8.6 in the draft states: **"The applicant has provided a suitable mechanism to insure that the housing stock proposed to be constructed will be available to persons of the target group for a period of not less than 25 years."**

B. Ball also questioned the word "affordable"; what may be affordable today may not necessarily be affordable five years from now and homeowners may sell their homes for a higher price.

B. Rogers voiced his concern about enforcement of this ordinance and asked who would be reviewing every sale.

B. Mader commented that the town still should have some type of ordinance on the books and worry about any future concerns later.

M. Decubellis said that he wasn't sure how Amherst came up with all the different requirements for land area and setbacks. He said that the "meat" of the ordinance is the section that says it is the burden of the developer to show the Board that any of the requirements should be waived.

Referring to 8.5.5.5, **“The maximum unit size shall not exceed 1,300 sq. ft. of heated living space, and shall include any finished basement or finishes attic area, heated or not. This provision shall remain with the development for a period of ten (10) years from the date of the first certificate of occupancy”**, R. Humphreys also voiced concern about enforcement once the property is sold.

T. Chrisenton commented that Amherst was different from Lyndeborough and may have had to comply with work force housing because of the town’s income average. He felt the draft proposed two years ago is a simpler document for the burden of proof. A developer must show that they comply with RSA 674:59. In his opinion, Lyndeborough does not have to provide work force housing because we are automatically providing work force housing.

After reviewing the draft for the abbreviated version which was distributed to the Board, B. Rogers wondered if work force housing could be allowed by Special Exception so that it went to the ZBA for review before it came to the Planning Board, especially for multi family housing projects.

M. Decubellis read the following from the draft: **“This section shall not be applicable until the Planning Board determines that the requirements of 674:59 III are not met.”** He said that this sentence puts the burden of proof on the Planning Board rather than on the applicant. The sentence was changed to read: **“This section shall not be applicable until the applicant proves that the requirements of 674:59 III are not met by the town.”**

T. Chrisenton asked that the Board review all the information for the next meeting.

**CIP meeting update**

B. Ball said that the CIP committee met with Geoff Brock to discuss the Lyndeborough Central School issue for the coming year. He said that Mr. Brock gave them an idea of what may be placed before the voters as well as a guess for the cost. The proposal consists of a one room addition to provide room for kindergarten and to remodel two small classrooms into one standard sized room and an adequate space for Special Education. The possibility of moving the sixth grade to WLC Middle School in the Fall of 2011 was mentioned and this would have to be approved by a majority vote. B. Ball said that tuitioning out kindergarten students will only continue for one more year (2012.) The cost for the addition is estimated at \$434,000 less State Aid at 75% and some capital reserve funds at a total of \$74,000. This proposal would be contingent on receiving State Aid; otherwise it will not go forward. M. Decubellis cautioned that this proposal has not been presented to the Facilities Committee, a subcommittee of the WLC Consolidated Budget Committee; it was only presented to the CIP committee for their benefit.

**Membership change and list of potential candidates**

The Board discussed a potential candidate for the Planning Board and T. Chrisenton agreed to contact that individual to see if there was any interest.

**NEW BUSINESS:**

**Discuss e-mail from Roger Williams, Maiers Road & Gulf Road.....  
Class V and Class VI roads**

After briefly reviewing an e-mail received from Roger Williams, owner of property located on Maiers Road and Gulf Road, the Board agreed that Mr. Williams should be invited to a future Planning Board meeting to discuss his concerns.

**Review Home Business Application.....**

After briefly reviewing a home business application received from David Manz concerning a potential agricultural based home business on 31 Mountain Road, the Board agreed that Mr. Manz should be requested to attend the next Planning Board meeting on October 21st to discuss his application.

**MINUTES:**

**Review of minutes for September 16, 2010**

B. Rogers made a **motion to accept the minutes of September 16, 2010, as written.**  
B. Ball seconded the motion and the vote in favor of acceptance was unanimous.

**ADJOURNMENT:**

B. Rogers made a **motion to adjourn the meeting at 8:00 p.m.** B. Ball seconded the motion and the vote in favor of adjournment was unanimous.

**The next regular meeting will be held on Thursday, October 21st at 7:30 p.m. The next work session will be held on Thursday, November 4th at 7:30 p.m.**

**Pauline Ball  
Clerk**

**Approved by the Planning Board on October 21, 2010**