

PLANNING BOARD  
February 10, 2016

**APPROVED as amended:**

3/9/16\_\_jrl\_\_\_\_\_

AGENDA: 15SPR01, CONTINUED SITE PLAN: NEW ENGLAND FAMILY HOUSING,  
409 Lake Street, #112-037 & 224-001

ATTEND: Denice DeStefano (Chairman), Dan Paradis (Vice Chair), Paul Manganiello  
(Sel. Rep.), Bob Curtis, Clay Dingman, Steve Favorite, Elizabeth Seeler

ABSENT: -----

OTHER: Public, Elizabeth Schneider, Shaun.Lagueux, Rick Alpers (Selectmen), Chief  
Michael Lewis, Lt. Kris Bean, Christina Goodwin (Asst. Assessor), Sandra  
Heaney (HDC, Conservation Commission), James Houle (UNH Stormwater  
Center consultant).

The meeting opened at 7:00 p.m. with a quorum.

CONT. SITE PLAN: NEW ENGLAND FAMILY HOUSING, Kevin Lacasse (Developer),  
Kent Brown (Engineer), Kevin French (Surveyor), Robert H. Miller (Attorney, Sheehan  
Phinney), and Fred Schneider (Rep. of owners of the property)

Ms. DeStefano thanked everyone for coming and explained the procedure she will follow tonight. She added that the applicant's counsel was recording the meeting. As the applicant had not submitted an Application of Intent with the original application, Ms. DeStefano asked if the applicant wished to start the process over again (for workforce housing) or waive the ability to appeal in court. Mr. Lacasse stated that, at this time, they are not going to apply for workforce housing and wish to proceed.

Ms. DeStefano asked Mr. Houle for an update since our last meeting. Mr. Houle stated that he has been working with the Engineer and they have addressed most of the issues. They still need to address management practices and working with DES with the detention bases. They are close to being complete.

Mr. Dingman asked about soil samples for ground water and Mr. Houle answered that the soils are conducive to drainage. The State requires a depth of 3' and this is at least 36" of separation. As to seasonal groundwater, there is no risk to the aquifer.

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NEW ENGLAND FAMILY HOUSING continued:

Mr. Lacasse explained that the project is for 18 2-bedroom and 14 1-bedroom apartments meant for the general working class and seniors who wish to downsize. He then read a section for Bristol's Master Plan which states the need of such housing. He added that Freudenberg is increasing again and both Mid-State and the New Hampton medical have needs. They may apply for funding for workforce housing which has a rent limit of \$834.00 and \$1036.00 and income of \$31,020.00 and \$44,700.00 a year for the 1 and 2-bedroom units. Mr. Lacasse added that subsidized housing no longer exists. Individual people can apply for a Section 8 and cannot be denied. He stated that Bank of N.H. is interested in this project which would mean that the rents would be a little higher. Management is in charge of tenant selection. There will be on-going management on site (manager in one unit) and the main office is in New Hampton. Mr. Lacasse added that his name is on the line here and he wants everything done as it should be.

Mr. Lacasse then went over an impact study that they provided this evening. He stated that the first part, Housing & School Enrollment in NH, was done by Russ Thibeaux, the second, Newfound Area School District Demographic and School Enrollment, by Dr. Mark Joy and Keith Burke, and the 3<sup>rd</sup>, Impact Study, by himself. He then read the highlights of each:

Housing & School Enrollment in NH =

1. This report takes a MACRO look at the correlation between new construction developments and student enrollment.
2. The study was conducted because of the fear that new development would place a substantial burden on local school systems. The report has shown that concern to be FALSE.
3. Between 2000 & 2010 enrollment in NH Schools has declined by 21,600 students despite a growth of 44,300 occupied housing units.
4. New development may actually help some communities maintain a healthy school population and generate increase tax revenue, WITHOUT a sharp increase in school cost.
5. The biggest reason for the decline is that baby boomers are no longer having children, and the follow up generations are smaller and are having less children.
6. Highlights the fact that without new development, rents will continue to rise at an alarming rate making it more difficult for workers to stay within a community and force them elsewhere, with a remaining smaller number of people to pay the tax burden of the town.
7. Occupancy rates and rents have never been higher in the history of NH and those numbers are accelerating.
8. The report concludes that on average, multifamily units will produce **.17 students per unit.** Mr. Lacasse stated that this would mean a maximum of 5 students for the size of this project and some of those might be families that move from other local housing.
9. Much of the cost to operate a school comes from the state, so a shrinking student enrollment equates to less state funds, even though most of the school costs are fixed (heat, insurance, maintenance, staffing, etc.)

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NEW ENGLAND FAMILY HOUSING continued:

Newfound Area School District Demographic and School Enrollment:

1. This report is takes a look at the school district region as a whole, and was just commissioned in 2015 to better understand the shrinking student enrollment and what could be done to reverse it.
  2. Study shows the history over the last 10 years or more and 10 years of projections.
  3. From 2000-2013 the District population increased by 991 FULL TIME residents which was a 10.6% increase.
  4. From 1990-2013 (23 Years) only 116 multifamily units have been produced.
  5. Just from 2005-2015 student enrollment has declined 19.8% or 293 students.
  6. Even with the addition of the Hill students in the 2014-15 year our enrollment has still declined. From 1,184 students (2013-14 year) to 1,143 students (2015-15 year).
  7. Projections out to 2025 show a further decline down to 994-1,062 students (depending on method of forecasting).
  8. [www.sau4.org](http://www.sau4.org) > School Board Tab > Communities and Consequences > 50 Min. video discussing the need for workforce housing.
- Mr. Lacasse encouraged folks to look at this web site.

Impact Study:

1. This impact study takes a MICRO look at the Properties developed and managed by New England Family Housing.
2. 3 Properties; Tilton, Franklin and Claremont with a total of 65 units.
3. All units produced 128 occupants, with 16 school aged kids (12.5% of occupants).
4. Avg. of 1.9 occupants per unit.
5. To correlate these finding into the proposed project:

61 Occupants at 100% occupancy

Avg. occupancy of 95%.

Anticipated number of occupants to be 58 at any given time.

Of which, 7 to be school age.

HOWEVER, 89% of these school age children are from within the same school district (just moved in from other units).

In conclusion, **we would forecast approximately 1 (one) extra student from outside of the school district.**

Mr. Lacasse stated that he feels Bristol needs this housing.

Mr. Brown explained that they have received a copy of their Shoreland permit. He will have new overall plans for us by the next meeting. He met with Steve Yannuzzi, Fire Chief, on January 22, 2016 who was concerned over a secondary source of water. They have found a hydrant at the site already so that issue is resolved. Chief Yannuzzi plans to include the State Fire Marshall as well. On January 25, 2016, Mr. Brown met with Jeff Chartier, Water/Sewer

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NEW ENGLAND FAMILY HOUSING continued:

Superintendent, and has added Mr. Chartier's details to the new plan. He determined that the water pressure for the sprinkler system is okay. DOT Dave Flynn has the driveway application and Mr. Brown is waiting his answer. As to environmental, Mr. Lacasse is presenting a copy of this to the Board tonight, as well. The area is high in chlorinated salt. The 2012 DES certificate states that no further action is necessary. All groundwater contamination has been eliminated. Copies were given to the recording secretary.

At this time, Ms. DeStefano explained that the role of the Planning Board is to base what is presented on our Zoning Ordinance, Site Plan/Subdivision Regulations, and the State Land Use laws. We cannot let personal opinion be a factor in our decisions. Mr. Dingman backed her up on this.

At this time, Ms. DeStefano asked for public comment. Joe Santamaria asked if they are not denying their rights for funding by not submitting the Intent. Ms. DeStefano explained that funding of the project is not under the purview of the Planning Board.

Sandra Keene, resident, stated that her concern is DES as this is on the river. Ms. DeStefano explained that several agencies are involved in this case: DES, DOT, Shoreland Protection, and our own Department Heads, as well as our Conservation Commission. We may need additional expert advice and to speak with town counsel, as well.

Ms. DeStefano added that we are on a 65 day clock. Our decision by that time would depend on whether or not we feel everything has been addressed. Any time beyond that would be up to the applicant to extend

Donna Nashawaty, resident, questioned the notification process. Ms. DeStefano explained that we had not received a letter of intent and she read the wording sent out to the abutters. Ms. Nashawaty then expressed that the fiscal impact study needs to be done by an independent person. Per LRPC, Bristol is on the outskirts of the district, an island of our own. She questions the need of workforce housing. Ms. DeStefano stated that the Board will review what they have received tonight and determine that possible need. Ms. Nashawaty added that there are 16 kids from Newfound Meadows in our school system. Mr. Dingman asked if the Board can approve or deny based on an impact study or is it only that we are allowed to set an impact fee. Ms. DeStefano stated that the impact fee is the only part under the Board's jurisdiction.

Shaun Lagueux, resident, asked if the applicant has had any other projects where impact fees were required. Mr. Lacasse stated that he has not and that the project will have no tax exemptions. Mr. Lagueux is concerned about the question of flooding.

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NEW ENGLAND FAMILY HOUSING continued:

Ben Larouche, resident, stated that the Hill students came in the 2015-2016 year. He suggested that the Board speak with the SAU Superintendent and the School Board Chairman.

Susan Colby, resident, questioned the income level of a family of 4 and the possibility that this puts them in a position of needing assistance. We already have plenty of families in that category already.

Carolyn Ramondi, resident, asked what the rent will include.

J. P. Morrison, abutter, stated that some of the issues mentioned have no bearing for the Planning Board. He has spoken to a Realtor who stated that Bristol needs more rental housing. Also, that property has always been high and dry.

Doug Williams, resident and business owner, stated that there is a 2.8 unemployment rate. On Wednesday of last week, he looked up on line and found that there were 42 rental units available here. The question is what do we really need.

Mr. Dingman mentioned that the Board is holding a workshop meeting on Feb. 24<sup>th</sup> dealing with the Land Use section of the Master Plan and we would more than welcome folks to come and give us their input. We can always use the help.

Mr. French mentioned that workforce housing is in the Master Plan. Mr. Dingman stated that the Board has addressed RSA 674, Workforce housing. We are looking at the ability of the soil for run-off and the flood plain issue. The location of the 100 year flood, per our FEMA maps, runs through this but is not shown that way on these plans. Mr. French stated that the FEMA flood maps are updated periodically. They have also determined certain elevations to determine where the lines should be. Using those elevations, Mr. French has determined that the FEMA maps need to be adjusted. A surveyor does this on the particular lot that he/she is working on and if it is determined to need a change, he/she files a LOMR (Letter of Map Revision) with FEMA so that they can make the change for that specific piece of property in their next update. Mr. French added that, based on the FEMA elevations, all development of this project is out of the flood plain.

Mr. Manganiello, as Selectman's Representative, stated that the Selectmen have received a LOMA (Letter of Map Amendment) for the Select Board to sign. Mr. French explained that this came back to the town for the town's information. Ms. DeStefano added that this is in the hands of the Select Board and not the Planning Board. Mr. Dingman stated that the Zoning Ordinance allows some building in a flood plain with precautions. Mr. French acknowledged that this is in the present AE area. Mr. Dingman asked if Mr. Houle has any issue with this and Mr. Houle stated that he has no concerns; that Shoreland protections protects this issue. Mr.

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NEW ENGLAND FAMILY HOUSING continued:

Dingman asked what the 100 year flood plain constitutes and Mr. French answered that there is a 1% chance of a flood happening in the area. Ms. DeStefano read the FEMA description of area AE. Mr. Favorite asked if Mr. French had used the elevations of 2008 or of 2010. Mr. French stated that he used the latest ones. Mr. Dingman mentioned that there are certain provisions on building in zone AE. Mr. Brown added that the buildings will be on slabs.

Mr. Lacasse stated that the buildings are being designed by a licenses architect. Ms. DeStefano suggested that the architect be in attendance at our next meeting on this hearing. Mr. Dingman suggested that they review pages 96 and on of the Zoning Ordinance. Mr. French reminded that Board that, per the elevations, the buildings are no longer in area AE. Mr. Dingman asked if they are in X and was told that they are not. Mr. Houle added that there will be oversight during construction. There is a SWIT (Stormwater Pollution Plan) which he will recommend.

As it was now getting close to 9:00pm, C. Dingman made a MOTION, second by S. Favorite, to CONTINUE THE HEARING FOR NEW ENGLAND FAMILY HOUSING TO MARCH 9<sup>TH</sup> AT 7:00PM. The motion CARRIED. Ms. DeStefano stated that we will hold the continued hearing here at the Old Town Hall once again so as to have room for all who wish to attend. She then thanked the applicant and his team as well as those who attended.

MINUTES OF JANUARY 27, 2016: The following amendments and clarifications were made: Page 2, last paragraph, 5<sup>th</sup> line, following “are allowed” add “under certain conditions” and 9<sup>th</sup> line, delete “LED” and replace with “lumens”. Page 3, last paragraph, 5<sup>th</sup> line, place “periodically” in quotation marks. Page 4, 2<sup>nd</sup> paragraph, last line, replace “Vector” with “invector format”. 3<sup>rd</sup> paragraph, 3<sup>rd</sup> line, replace “the understated part” with “understated should read overstated”. Under SELECTMEN, 2<sup>nd</sup> line, before “letter” insert “Northern Pass Intervener”.

C. Dingman made a motion, second by S. Favorite, to approve the minutes as amended. The motion carried.

REPORTS:

HDC: Did not meet due to the primary.

SELECTMEN: The Friends of the Old Town Hall met and will set up a calendar to control the use of the hall. Liability needs, etc. are being looked at.

CIP: Do not meet until March.

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NEW BUSINESS:

Questions: Ms. DeStefano stated that the applicants' counsel has requested that any questions the Board determines, once they look over all the new submissions, be sent to him before the next meeting with them so that they can address them. She asked that the Board e-mail their questions to her and she will forward them to Atty. Miller. She also mentioned that the applicant recognizes that we may not be ready for a final decision by the end of the 65 days and is okay with that. They did ask that it not go to 300 days, however.

e-mail addresses: Mr. Manganiello stated that somehow the period between paul and manganiello has been dropped and needs to be replaced. Also, Betsy Schneider's name should be dropped.

NEXT MEETING: Our next meeting will be held February 24<sup>th</sup> at the Town Office, 7:00p.m. It is our workshop meeting. Mr. Dingman asked if Mike Izard will be coming. Ms. DeStefano stated that he is away right now and if the Board has any questions, send them to her and she will forward them to Dan McCallister. She continued to say that we will have a question to discuss in regard to Davidson's campground. They are looking to add camp sites and are asking what they will need to do (regular site plan or minor, for instance). Mr. Manganiello stated that he will be away for this meeting.

The March 9<sup>th</sup> meeting will be held at the Old Town Hall again.

With no other business before the Board, C. Dingman made a motion, second by P. Manganiello, to adjourn at 8:55p.m.

Respectfully submitted,  
Jan Laferriere, recording secretary