Town Hall  
Tuesday, November 28, 2017  
5:00 P.M.

MPSC Members Present: Paul Punturieri, Josiah Bartlett, Kevin Quinlan, Brian Sanford and Norman Larson  
Guests Present: Scott Bartlett  
Staff Present: Robert Ward, Town Planner

The MPSC meeting was called to order by Committee Chairman Punturieri at 5:00 PM. The MSPC reviewed the minutes of the MPSC meeting of November 7, 2017. Scott Bartlett stated that the minutes need to be amended by deleting the next to the last sentence of the first paragraph on page 2. Kevin Quinlan moved approval of the minutes as amended, Josh Bartlett seconded the motion and the Committee unanimously approved the minutes.

Town Planner Bob Ward had previously distributed copies of the revised and updated draft of the Housing Chapter to the members of the Master Plan Steering Committee. The MPSC reviewed the revised version of the draft Housing Chapter starting on page 6. Scott Bartlett suggested that we can now use 2017 data for all tables and charts in the Housing Chapter and that the text should be corrected to agree with the data shown in the tables. Kevin Quinlan stated that housing sales for 2017 show that 90 sales of the total of 360 sales were shorefront properties. Josh Bartlett stated that there are actually two separate housing markets at play in Moultonborough and that these two housing markets should not be averaged but should remain separate and should be discussed and analyzed separately. Kevin Quinlan raised the matter of other types of housing in Moultonborough which would tend the skew the housing data.

Town Planner Bob Ward reported on his telephone conversation with Mike Izard concerning the status of Mike’s amending the Housing Chapter text and stated that Mike had said that the amendment process is still in progress. Brian Sanford asked what is the impact of “conservation subdivision” on septic design and Bob Ward answered that with “conservation subdivision” community designed systems are a practical alternative to individual on-site systems, particularly leach fields. Norman Larson commented that the Moultonborough zoning regulations do not permit cluster subdivision in the Town zoning ordinance. (NOTE: Actually the Zoning Ordinance in Article VII, Section A.(2) does permit cluster subdivision by special exception from the Zoning Board of Adjustment)

Scott Bartlett stated that cluster development is permitted in the VCOD.
Paul Punterieri stated that one of the goals in the implementation section was to reduce minimum lot sizes in the Zoning Ordinance.

Brian Sanford supported amending the Zoning Ordinance to provide for smaller lot sizes in limited areas of town.

There was extensive discussion concerning ADUs and rental housing. Concerning ADUs, the consensus of the MPSC was that ADUs should be encouraged. Paul further suggested that ADUs be promoted and tracked as housing data. Brian suggested that all rental units be tracked as housing data. Town Planner Bob Ward stated that he has asked the Assessing Department if ADUs could be added to the Assessing Department “use code” for individual parcels and expanded on what methods could be employed to track ADU development.

The Committee decided to delete the last and the third from last sentences in the first paragraph on page 7 and also to delete all of Figure 4. Figure #5 should be changed to Figure #4. Also on page 7 the MPSC decided to delete footnote 7 at the bottom of the page.

Town Planner Bob Ward suggested that there is a need for housing education and outreach with the general public in Moultonborough and that this task should be added to the implementation matrix.

Brian Sanford suggested deleting paragraph B on page 8 and replacing it with the following: “Demand for year-round rental housing currently exceeds supply”. Also, section “d” should be changed to section “c” and Figure 6 should be changed to Figure 5. The line of text under Figure 5 should be deleted as it is repeated in the following paragraph.

On page 9 the Figure number should be changed from 7 to 6. The MPSC felt that Mike Izard should clarify the content of Figure 6 on page 10 and also felt that the “Housing Wage” line should be considered for deletion. Also, the source of the data for Figure 6 should be provided.

The MPSC completed its review of the draft Housing Chapter at the bottom of page 10.

The MPSC confirmed that the next MPSC meeting will continue the review of the draft Housing Chapter with revisions as per the November 7 meeting.

The MPSC confirmed that the next MPSC meeting will be held on December 12 at 5:00 PM.

There being no further action to be taken by the MPSC, the meeting adjourned at 7:00 PM.

Respectfully submitted,
Robert Ward
Town Planner