

*These minutes were approved at the February 8, 2008 meeting.*

Economic Development Committee

Meeting Minutes

1/11/08

Present: Chris Mueller, Susan Fuller, Jason Lenk, Peter Ventura, Karl Van Asselt, Mark Morong

Staff: James Campbell, Director of Planning and Community Development,

Todd Selig Town Administrator,

Tom Johnson, Code Enforcement/Zoning Administrator

Guests:

Perry Bryant, Gerald Loguhuron, Rob Watson, Neil Niman, and Jay Gooze, Chair ZBA,

I. Meeting called to order at 7:36 am

II. Rental Housing

Tom Johnson Code Enforcement Officer gave an overview of the Rental Housing terms, Ordinances and Codes including the zoning history of unrelated housing; the creation of the Durham Landlord Association; how violations are handled. The Zoning Board and the Code Enforcement make every effort to be business friendly in the processes. The presentation concluded with a discussion of the Housing Task Force's proposed draft ordinance amending chapter 175-7(a)- an amendment to definitions of habitable floor area and unrelated households as well as new definitions of professional property management and social occupancy limitations. Several landlords were able to provide valuable information as to the value of the proposed amendment and the impact it would bring to their business. Gary Loguhuron asked if the premise under which a property was bought and the written information from the past Code Enforcement could be thrown out. Todd Selig stated that unless a tangible clear plan was in place proving they were doing due diligence then the town won't honor the plan. Mr Loguhuron stated that it needs to be clear. Jay Gooze said that a better balance has to be hit. Mark Morong asked the landlords present if they could identify other incentives. Lower square footage per person would make it so a property can be more attractive to buyers. It was concluded that the ordinance was a good idea but needed further tweaking. They concluded that Perry Bryant to return to discuss mixed housing concept further in the future.

Jason Lenk pointed out that while this committee should be looking at the housing it is not really business development. Chris Mueller agreed that the committee should look at vehicles to encourage new growth in the town.

The committee adjourned at 8:45 to tour the Durham Evangelical Church.

