

Housing Task Force Meeting Minutes

Monday, January 10, 2022, at 10 am Durham Council Chambers

Members Present:

Heather Grant, Chair

Tom Elliott

Charlotte Hitchcock

Al Howland, Council Rep.

Mimi Kell, Madbury Properties

Sarah Wrightsman, Advisor to Committee

Michael Behrendt, Town Planner

By Zoom – Richard England

Members Absent : Sally Tobias

The meeting was called to order at 10:02 AM by Heather Grant. First the meeting was determined to be a “gathering” as we did not have enough members, but with arrival of Charlotte Hitchcock, we were able to determine this could be a meeting.

Public Comments: There were no public comments.

Approval of Minutes: August and December meeting minutes to review – Roll Call approval of minutes was completed.

Updates from Town Staff and Boards related to Housing:

Michael Behrendt discussed ability to add members to the Housing Task Force. He will review the charter on number of members.

Al Howland discussed meeting regarding 66 Main Street development. Discussion revolved around the UNH initiative to increase Graduate Student where housing is critical.

Michael Behrendt also informed of the approval of the Gerrish Drive Subdivision, but that an abutter has a legal appeal in process.

Discussion-

Nick Taylor introduced himself as the new Executive Director of the Workforce Housing Coalition of the Greater Seacoast Housing, replacing Sarah Wrightsman who has moved to a position at the State level.

Tom Elliott brought up question on the latest status of Young Drive, they will not fall into affordability range for Workforce housing, as they are asking for \$565,000 for one side of Duplex. These are large units, 2500 sq.ft of living space.

Last month’s work on zoning was quickly reviewed, still open was what to do with Beach Hill ORLI/Mudor to allow housing. Downtown was left out of review due to recent updates on zoning for this area. CBD also has challenges with infrastructure ie. stormwater management. Concern in CBD is that it is still not affordable and the rewrite of zoning did not address affordable housing. Increasing height is what would be needed for rents to be affordable on any redevelopment of downtown, except for highend housing or student housing. Agreed that Workforce housing will not be downtown, areas outside downtown have potential and for the most part will be our focus.

Meeting moved on to new work. Zoning Category of Uses were reviewed for changes.

Agreed that we would not have time to review Table of Dimensions and this will be continued for February.

Actions-

Michael to review Conservation Subdivision open land requirements

Michael to see if he can get data on size of lots for discussion in Feb on Category of Uses discussion.

Adjournment –

The meeting concluded at 11:35 a.m.

Next Meeting-

Review will continue with regards to suggested zoning changes and Presentation development.