

Concern/Comment from Public	Follow-up Questions	Data/Facts	Proposed Solution	Solution Pros	Solution Cons
<p>Infrastructure Costs will drive up taxes: plowing, repaving, sewer lines, water treatment, etc. Even private wells and septic can negatively impact neighboring properties and town-wide water quality if not properly managed.</p>	<p>How much extra capacity does sewer plant have? Drinking water plant?</p>	<p>- Municipal costs go down when housing is denser (See presentation about Seacost NH) https://www.nhhfa.org/event/from-the-outskirts-to-downtown-taxes-land-use-value-in-seacoast-communities/ - Highest tax revenue comes from multi-story, commercial uses in town centers (See presentation on Seacost NH https://www.nhhfa.org/event/from-the-outskirts-to-downtown-taxes-land-use-value-in-seacoast-communities/)</p>	<p>Focus new development on existing streets to save on road costs; require new roads be private; charge for garbage pickup town-wide (but not for dropping off at transfer station) to offset solid waste costs</p>		<p>Some traffic increase predicted</p>
		<p>- New Hampshire Housing (public state corporation) plans to publish an analysis of the correlation between housing and tax increases via school budgets in May 2023 https://www.nhhfa.org/request-for-proposals-for-housing-and-school-enrollment-study/</p>			
	<p>What is Planned Unit Development and can it help with this?</p>	<p>Durham will experience some degree of sea level rise and associated groundwater rise by 2050. This could increase flooding and impact private wells/sewers as part as 3 mi inland.</p>	<p>Adopt the recommendation of the SRPC to extend advisory, non-binding portions of Durham's flood risk overlay zone to include the areas indentified in the SRPC's Groundwater Rise in Durham 2022 report.</p>		
<p>School costs will drive up taxes</p>	<p>What projected enrollment data did the brand new MS use when it decided to build its capacity to 700?</p>	<p>Whether or not residents have school-age children is a federally protected class (See <i>2014 Fair Housing Guide</i>)</p>	<p>Encourage a balance of studio, 1 & 2 bdrm units</p>	<p>Schools attract most active sector of workforce</p>	
	<p>What is the average property tax paid per household?</p>	<p>- Average schoolkids per household in Durham is .38(?) aka approx 45 new schoolkids for 120 new households - Avg \$/schoolkid=\$21,019 aka \$945,855 needed for kids from additional 120 households aka \$7882 from each unit</p>			
	<p>Can Planned Unit Development be a tool?</p>	<p>- https://newhampshirebulletin.com/2022/11/29/new-hampshire-school-enrollment-drops-again-continuing-a-20-year-decline/</p>			
<p>What type of housing is needed in Durham?</p>		<p><u>Beck v. Raymond</u>, 118 N.H. 793: "Towns may not refuse to confront the future by building a moat around themselves and pulling up the drawbridge" and recent <u>Britton V. Chester</u>: "The town of Chester appears willing to lower that bridge only for people who can afford a single—family home on a two—acre lot or a duplex on a three—acre lot. Others are realistically prohibited from crossing...Municipalities are not isolated enclaves, far removed from the concerns of the area in which they are situated. As subdivisions of the State, they do not exist solely to serve their own residents, and their regulations should promote the general welfare, both within and without their boundaries."</p>			

	current Durham housing is multi-family? Missing middle? Affordable? Workforce? Luxury?				
How much housing is needed in Durham?		<ul style="list-style-type: none"> - NH State law requires each municipality to provide a proportional share of workforce housing. - NH needs 20,000 housing units, using 2020 household census data, Durham's proportionate share by household would be approx 120 more units. - Durham's pop increased by <1k from 2010 (14,647 in 3,312 households w/ avg size of 2.79) while # of households and avg household size decreased in 2020 (15,490 in 3,206 households w/ avg size of 2.64). - Durham's current population plus 120 units = approx pop 15,809 at 2.64 residents per unit. - national avg was 7.4% pop growth and 9% household growth; state avg was 4.6% pop growth and ? household growth - 108,297 vacant (vacation) housing units in NH but this number prob stable from 2010-2020 https://www.concordmonitor.com/vacant-housing-new-hampshire-45506772 			
	Durham has added 2,000 student beds since 2008. Is this the town's porportionate share?	- http://strafford.org/docs/local-solutions-appendix-housing-needs-assessment/			
Town's and residents' goals should be ahead of developers'	Can Special Exception require that units be condos or coops?				
			Allow more porkchop subdivisions: these economically benefits residents		
			Follow Exeter's lead in allowing conversions of SFR to multi-family when owner-occupied.		
		Hanover, NH creates affordable housing through an NGO, Twin Pines	Durham can offer up town land, ex: Tot Lot, or allow UNH to use its land		
	If incentives come from the state, where and how is best to locate in Durham?	Lengthy planning processes, i.e. Conditional Use, raises dev costs and makes housing more expensive	Remove CU as much as possible from the ZO		

Workforce Housing only possible with incentives and density	Duplexes intentionally removed from ZO b/c of unintended consequences. What were the unintended consequences?	Cooperatively-owned manufactured-housing parks are the most affordable path to home ownership	<ul style="list-style-type: none"> - Remove driveway requirement for SFR so that parking can be condensed and less expensive. Allow street parking for residents by permit. - Revise Durham's Sprinkler Ordinance to make it financially viable for existing housing stock - This Article requires automatic fire sprinkler systems in existing dormitories, rooming houses, Boarding Houses, Hotels, Inns, Residential Multiunit, Mixed Use with Residential and Residence Multi-Unit buildings, as defined in Section 175-7 of the Durham Town Code, owned, occupied or controlled by single or multiple entities, such as recognized student organizations, and in any new business and/or mercantile and/or assembly occupancies in the Central Business, Church Hill, and Courthouse; and the Coe's Corner District west of the Young Drive and Dover Road intersection including properties on Young Drive. 		
Concentrated groups of residents who enjoy making noise, partying etc disrupts other neighbors	Can the town legally limit unrelated occupants to 2 for a SFR plus one per ADU?	Radner township in PA successfully avoids these concentrations			
Concentrated young adults in downtown area skews businesses towards that demographic; other demographics feel that they don't have a place there	Are ADUs diverse housing or rented mostly by students?	New law RSA 674:17, IV. qualifies students as workforce housing based on income and would provide developers with same density bonuses provided to senior housing - town can't change the states definition of workforce housing	Encourage new housing be for young professionals, families, retired folks		
Conflict with Master Plan's Ag Section: save retain and encourage areas for agricultural use	What is a minimum lot size for viable ag use?		Build on top of parking: Allow mixed use w/ structured parking lots		
			Allow shared/conserved land to be used for agriculture		

<p>Conflicts with Master Plan's Nat Resources & Rec Sections: improve the water quality of the Great Bay estuary. The increase of impervious surfaces associated with development is a major source of nonpoint source pollution and contributor to the deterioration of the overall health and ecological integrity of our water bodies.</p> <p>Reduce the trend of continued loss of forestland and other natural areas, and increase the quantity and quality of existing forest cover in developed areas.</p> <p>The Rec Dept recommends fishing for health and fun. Hunting is also a common use on many conserved parcels.</p>		<p>"According to New Hampshire Fish and Game's Wildlife Action Plan, much of Durham's landscape is designated as part of the highest ranked wildlife habitat by ecological condition in the state or biological region. Major river corridors within the town are designated as valuable supporting landscape. (Master Plan, NR-14)</p>	<ul style="list-style-type: none"> - Increase buffers around waterways. - Reduce impervious surface allowances. Why is fire code 12% for asphalt driveways but 15% for concrete and 8% for other ie gravel? And why is street grade 8%? Driveways limited to 2 houses except porkchops which is why subdivisions have to be a private street not a private driveway. - Require forested buffers around subdivisions. - For conservation subdivisions, define "open space" as natural habitat. - Reduce density in areas identified in the Land Conservation Plan for New Hampshire's Coastal Watersheds (See Master Plan LU-17) and Conservation Focus Areas Map (LU-16) that which best matches Durham's Guidelines for Acquiring Legal Interest in Conservation/Open Space Land (Master Plan NR-18) using the Conservation Fund - As part of the submission requirements for site plan and subdivision permits, encourage applicants and the Conservation Commission to contact the Natural Heritage Inventory Program to determine if species of special concern are known to be located on the property. (Recommendation from the Master Plan, LU-17) 		
<p>Conflicts with Master Plan's Energy Section: reduce carbon emissions</p>		<p>The majority of carbon emissions in Durham come from the housing stock</p>			
<p>Housing has a history of being unintentionally (and intentionally) discriminatory in New Hampshire</p>		<p>How SFR zoning has been discriminatory in NH: https://www.ledgertranscript.com/The-Fight-for-Housing-48915523 https://read.nhbr.com/nh-business-review/2022/02/11/#?article=3933607</p>			
		<p>See Master Plan SLU-15 for map of Durham's Density transect. It can be informative but "should not be construed as a recommended zoning map"</p>			

Density transect and & smart growth goals are provided in the Master Plan		Durham's Smart Growth Plan (see Master Plan DH-35) 1. Encourage higher density development in the downtown area. 2. Plan for development in a manner that maximize the use of existing infrastructure and reduces the need for new roads, services, and facilities. 3. Promote linkages and integration between neighborhoods, community facilities, and places of employment. 4. Encourage new housing development and redevelopment in downtown mixed-use areas that promote live, work, and play lifestyles. 5. Prioritize areas for development of new housing units based on existing and planned infrastructure access. 6. Provide mixed-use developments that create housing for seniors and younger residents in close proximity to shopping and services and encourage multi-generational neighborhoods. 7. Encourage infill development within established neighborhoods that is compatible with current land uses, compatible in scale with surrounding areas, and adequately supported by public utilities and the existing transportation system.			
		Smart Growth principles include "well defined community edges, such as agricultural greenbelts, wildlife corridors or greenways permanently preserved as farmland or open space. However, the town lacks an interconnected greenway network permitting wildlife habitat connectivity." (Master Plan VCC-21; NR-9, 14, 23)	Develop a way to identify and protect wildlife corridors, such as require Conservation Commission input on Conservation Subdivisions to identify wildlife corridors that are preferential for conservation		
Conflict with Master Plan's Historic and Ag Section: Encourage development that reflects and maintains the historic landscape and viewsheds, including historic barns and other significant agricultural outbuildings.			Change ordinance to discourage building demolition throughout town, not just in Historic District		
Conflict with Master Plan's flooding recommendations: Discourage development in areas that are susceptible to flooding. Encourage development outside of the 500 year floodplain. Review Flood Hazard Overlay District and consider amending standards for the elevation of the lowest floor to two feet above base flood elevation for new construction within the 100 year floodplain. Retrofit critical facilities to at least 1 foot above the 500-year flood elevation or the predicted sea level rise level, whichever is higher, based on the most recent precipitation data from the Northeast Region Climate Center.	How much risk is there to RC zone?	Some RC homes in Durham are already experiencing salt intrusion into their wells due to groundwater rise/overdevelopment	- Do not increase density in RC zone for now. - Review the 2022 Hazard Mitigation Plan for other considerations https://www.ci.durham.nh.us/sustainable/hazard-mitigation-draft-plan-2022		
There is limited land left to develop in Durham		Just 27% of residential zoned acreage was undeveloped in 2015 (see Master Plan ELU-5)	Allow for more infill development		

Preserve Durham's rural character		"Through protecting its abundant natural resources, Durham maintains its rural character." (Master Plan NR-2) "Natural resources provide the foundation of what makes Durham an attractive place to live, work, and play. Residents identify rural character, land conservation, scenic quality, and access to the community's natural areas and resources as important or attractive attributes of Durham." (NR-40)			
Durham has low tax revenue from nonresidential uses		Durham's downtown is very small but generates high revenue per acre, see https://www.nhhfa.org/event/from-the-outskirts-to-downtown-taxes-land-use-value-in-seacoast-communities/	Expand permitted & CUA uses in the Professional Office district to include more commercial uses		
		Durham is not unique in having a high percentage of nontaxable land: Keene, Concord, Exeter, Hanover, and Berlin all share this burden https://www.sentinel-source.com/news/local/a-taxing-balance-a-quarter-of-keenes-property-exempt-from-annual-levies/article_3834a06f-17db-5b61-8cee-6006958df08f.html			