



PLANNING BOARD MEETING Minutes

Thursday October 6, 2016

Town Hall Meeting Room

6:30 p.m.

Call to Order

Chair David Andreesen called the meeting to order.

Pledge of Allegiance

Introduction of Board Members

David Andreesen; Paul Boisvert; David Dow; Niles Schore; Nichole Fecteau

Alternate Members Present:

John England, Sean Winston

Staff Members Present:

Joseph Rousselle, CEO; John Stoll, Town Planner

Public Comment

Approval of Minutes

- September 15, 2016

Paul Boisvert suggests adding quotation marks for Hershey's comment about entering a document to enter into a document.

Motion: Paul Boisvert made a motion to approve the minutes as amended

Second Niles Schore

VOTED – 4-0 in favor

Motion Passed

In favor: David Andreesen; Paul Boisvert; David Dow; Niles Schore;

Opposed: None

Abstain: Nichole Fecteau

Public Hearing

- Proposed Major Subdivision, Site Plan, Conditional Use application. **Proposed Elderly Housing** – Portsmouth Housing Partnership
 - Tax Map U4, Lot 142 – 20 Wilson Street – Former Estabrook School

Mr. Stoll provided a memorandum to the board which pointed out the application's completeness, here is what is missing:

1. Fire Department Routing response
2. Financial Capacity
3. High intensity soil survey – peer review will determine appropriate of request.

Marty Chapman, executive director of the Housing Partnership introduces himself. Hershey Hirschkop the senior project manager was not able to attend. Mr. Chapman says this will low income senior housing that is publically funded. Due to the project being publically funded, the funding is highly competitive. Having planning board approval scores points on the application.

Jodie Wright introduces herself and asks what the percentage of 55+ will be in the development. Ms. Wright raises a concern that 55+ could likely include children as well, and that a 55+ “complex” can be noisy. Ms. Wright says according to HUB, Berwick has enough affordable housing.

Robbin Givens of 24 Logan Street says she would love to see the building used. Ms. Givens raises concerns about traffic at Logan Street, and the traffic not being safe. She raises concerns about the view, and concerns about pets. She raises concerns about paving over the grassy area. Ms. Givens also brings up taxes and wondering about needing to relocate the police station.

Closed public hearing at 6:55pm

Old Business

- Proposed Major Subdivision, Site Plan, Conditional Use application. **Proposed Elderly Housing** – Portsmouth Housing Partnership
 - Tax Map U4, Lot 142 – 20 Wilson Street – Former Estabrook School

Mr. Stoll clarifies the use is for 55+ elderly housing, not under Workforce Housing. Police department will review dangerous intersection at Logan. Police Department will remain at location.

Mr. Chapman says the location will be absolutely 55 and over. He says rents will stay stable over time, the most rates will go up will be 2%-3%. Mr. Chapman says they will likely accommodate tenants if they ask for pet for medical or psychological reasons.

Lew Chamberlain presents the Housing Partnership's plan. The project requires a subdivision of 2 acres. Some of the grassy area will be used for parking. The project does need several ADA spaces.

Mr. Andreesen asks the board for their input, saying it feels like the project is at the same point it was three weeks ago, where the project's application is still not complete. Mr. Boisvert says he has a problem with the procedure. Mr. Boisvert clarifies that the “grassy area” is behind the building, and not the amphitheater piece that the Town owns.

Mr. Andreesen asks the board about a 14-day turnaround to approve the board; Nichole Fecteau says "it is fast." Niles Schore says the project is further behind than it was 3-weeks ago. Mr. Schore points out the building has not been used for twelve years, with little to no inquiry on developing it, Mr. Schore requests Mr. Chamberlain and Mr. Chapman start from the beginning to explain the project in complete detail.

Mr. Chapman says senior housing is defined as at least 55 and older. The project will have 24 units, 22 1-bedrooms, 2 two-bedrooms. The plan shows a new entrance way built at the rear of the building. The size will be 630 square feet per 1-bedroom. Mr. Chapman says the Housing Partnership has experience with one other elderly housing development, which is located in Rye.

Mr. Boisvert asks Mr. Chapman to clarify the financial aspect of the project. The owner of the project will be banks. Mr. Andreesen points out that the transfer of the property is contingent upon the Housing Partnership winning and receiving funding.

Mr. Andreesen asks the board what the next steps should be. John England suggests holding a workshop. Ms. Fecteau cites the Workforce Housing Charette , which said senior housing is a big need. She does not want to see the project pushed any faster, would like to see another public hearing, and good for everyone. Paul is 110% behind senior housing, however, he says it is happening too fast. Mr. Boisvert wonders if there is a better way. Mr. Schore agrees with Paul, it would not be a good idea to fast track it. Sean Winston wonders what the rest of the town thinks and what input they have.

Information Items

Other

Public Comment

Jodie Wright asked to clarify 55+ and mentions HUD is 80/20. Mr. Schore answers by saying that Portsmouth Housing must meet the Town ordinance.

Public comment closed

Adjournment

Motion: Nichole Fecteau motions

Second John England seconds

VOTED – 5-0 in favor

Motion Passed

In favor: David Andreesen; Paul Boisvert; David Dow; Niles Schore; Nichole Fecteau

Opposed: None

Abstain: None

Minutes prepared by Planning Tech James Bellissimo, for consideration at the Berwick Planning Board's October 13, 2016 meeting.

Signed as Approved by the Board:
