

Newbury Housing Committee: Meeting Schedule and Work Topics

Phase 1: Fall/Winter 2020 - 2021 - Existing Conditions & Housing Strategies

Meeting: September 23, 2020

- Established the members of the Committee.
- Stated the Committee task assigned by the Planning Board: "To focus on and move forward the 2017 Newbury Master Plan "Action Areas" for "Housing and Demographics" (DH 1,2 and 3) In this process we will take into account other MP Action Areas that influence and are influenced by housing development in the future (for example: Balancing Newbury's Resources).
- Developed value statement and adopted 2017 Newbury Master Plan Vision and to guide the housing committee work

Meeting: October 21, 2020

- Reviewed NH State definitions of Work Force Housing (WFH) and Affordable Housing
- Reviewed State requirement to create opportunities to develop WFH

Meeting: November 18, 2020

- Steve Whitman presented demographic and housing profile of Newbury – update data from the Master Plan
- Initial Zoning Ordinance analysis and impact on development
- Reviewed graphics of Developable Land in Newbury

Meeting: December 16, 2020

- Needs assessment based on demographic and housing profile, available projections, and an understanding of state work force housing requirements. The findings will build on the Committee's values statement and Master Plan vision.
- Steve Whitman presented Housing Strategies - a range of approaches to consider (regulatory and non-regulatory) that would build on Newbury's existing approach to housing choice and variety of options. *RP&D* provided an overview of housing related solutions, terminology, and initial resources to inform the Committee's efforts

Public Meeting 1: January 26, 2021

Goal: to seek input from the wider Newbury community to refine housing needs and choices.

Initial public outreach on this issue of housing supply and choice in Newbury

- Reviewed the Committee's and RP & D work to date
- Housing Strategies - a range of approaches to consider

Meeting: February 23, 2021

Develop Plans to increase participation by Newbury's residents

- Increasing communication and awareness of the NHC
- Create a FAQ document

Planning for March and April meeting:

Continuing our education

- Plan to Interview Non-profit and for profit Work Force Housing developers.
- Decide which housing strategies would the committee like RP&D to provide case study examples of to plan site visits?
- Review map of developable land created by RP&D and Assessors maps to determine if more maps are needed to do the drive analysis of Newbury

Planning further analysis

- Planning our field work
- Do we ask RP&D to do additional policy and regulation review/audit.

Phase 2: Spring/Summer/Fall 2021- Comparing Regulatory Audit with Preferred Housing Strategies for Newbury and deciding Initial Proposed Regulatory Changes for the Town Vote in 2022

Meeting: March 23, 2021

- Interview Non-profit and for profit Work Force Housing developers.
- RP&D to provide case study examples of housing strategies to plan site visits.

Meeting: April 27, 2021

- Drive Newbury looking at land conditions and the Village sites proposed by the MP. Identify any likely potential future development sites and their possible housing potential.
- Use findings from the *Committees* review of the existing Newbury Master Plan and land use regulations and their review of the town and potential housing sites and types to identify needed changes and/or additions to the zoning regulations
- Committee to summarize Master Plan and regulatory review for RP&D to review and revise. RP&D to review

Meeting: May 25, 2021

- Decide on zoning changes that can be brought to the 2022 and which will require postponement to the 2023 Town Meeting because more study and/or public in-put are required. Identify site plan and subdivision changes that can be addressed at Planning Board public hearings. Assistance from RP&D

Meeting(s): June/July 2021

- Document the process and findings from Phase 2 and clarify implementation actions – **Committee with RP&D**
- Continue to engage the public in this process with a Progress report meeting **facilitated by RP&D** during the Summer of 2021. At this meeting we will report on potential “housekeeping” and minor regulatory changes, housing strategies to consider, and anticipated further actions that may be brought before the town in 2022.

Meeting(s): July/August/September

- Draft Regulatory changes that will be required for Town Meeting in 2022. **RP&D and review by Committee**

Public Meetings: October/November

- Public meeting(s) during the Fall of 2021 (October/Nov) on specific regulatory changes for 2022 – *RP&D*
- **RP&D** to produce any requested materials for Town Meeting outreach and education effort

- Review of Zoning Regulations and where we might make changes in 2022 Town Meeting
- *Committee* will begin reviewing the Newbury Master Plan and land use regulations with guiding questions from the Chair.
 - *Committee* will roll out -Progress report public meeting – RP&D will facilitate Meeting 2
- Document the process and findings from Phase 1 – assemble work products – *Committee*

Resilience Planning Budget for Phase 1 will include:

- Two meetings with the Committee – including preparation, travel, attendance, and follow-up.
- Demographic and housing update, and formatting as summary document.

Phase 2: Spring/Summer 2021 - Regulatory Audit and Preferred Housing Strategies for Newbury

- Mapping to support field work in Newbury – large Prints of Master Plan maps coordinated by *RP&D* to be used by *Committee* members as they complete a drive through of Newbury.

- Case study examples to research and/or visit - outside of Newbury – identified with help from *RP&D*
- Use findings from the *Committees* review of the existing Newbury Master Plan and land use regulations to identify changes and additions that will kick off *RP&D*'s Regulatory Audit. Zoning changes can be brought to the 2022 and 2023 Town Meetings, and site plan and subdivision changes can be addressed at Planning Board public hearings.– *RP&D*
- Continue to engage the public in this process with a Progress report meeting facilitated by *RP&D* during the Summer of 2021. At this meeting we will report out on potential “housekeeping” regulatory changes, housing strategies to consider, and anticipated further actions.
- Document the process and findings from Phase 2 and clarify implementation actions – *Committee*
- Public meeting during the Fall of 2021 (October/Nov) on specific regulatory changes for 2022 – *RP&D*
- Produce any requested materials for Town Meeting outreach and education effort – *RP&D*

Resilience Planning Budget for Phase 2 will include:

- Coordinating the printing of master plan maps. Other map products upon request if needed.
- Research and present case study examples for Committee to visit.
- Regulatory Audit informed by the Master Plan and Phase 1 work by the Committee.
- Two Meetings with the Committee - Summer and Fall Public outreach meetings
- Support for Town meeting outreach and education process