

**Town of Raymond
Comprehensive Plan Committee**

Minutes of July 22, 2002

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Members Present: Co-Chair Dr. Jim Stevens, Co-Chair Brad McCurtain (arrived 7:15), Charlie Turner, Louise Lester, Greg Foster, and Dr. Harold Burnham

Staff: Rick Rothe, Consultant; Amanda Simpson, Clerk

Attachments: Town Meeting Survey Results; **DRAFT GOALS, POLICIES, STRATEGIES** – Draft, July 2002. **A. HOUSING**

The meeting was called to order at approximately 7:00 p.m. by J. Stevens. Stevens called for a motion to approve the minutes of July 22, 2002. After discussion, it was decided to postpone approval of the minutes to the next meeting.

Old Business:

Town Meeting survey results (Item 4 from last meeting's minutes) were handed out by R. Rothe and reviewed by the committee. H. Burnham had compiled the results. R. Rothe indicated that the results were similar to those collected from the Neighborhood Meetings. Categories of high numbers for positive attributes to Raymond were: 1) Lakes, forests, wild life (20); 2) Open spaces with long views and no buildings; 3) Rural atmosphere with positive active community spirit, 4) Small neighborhoods, 5) Small town size, 6) Dedicated core of concerned volunteers active in civic interests, and 7) Excellent schools with public support. Under Future Hopes the important issues were: 1) Decrease the rise of population and building sprawl; 2) Prevent business saturation as in North Windham; and 3) More planning to protect the environment with appropriate ordinances enforced.

H. Burnham explained that the Future Hopes category combined both positive and critical comments. J. Stevens remarked that no one mentioned over-population as an issue, more that the current population should be maintained. C. Turner remarked on the comment about saving money for future land acquisition. General discussion continued and R. Rothe concluded by indicating that these results should be kept with the other background materials the committee is collecting.

The committee discussed the issue of publicity for the Comprehensive Plan update. H. Burnham indicated he would try to improve his timeliness of reminding B. McCurtain about the Road Runner articles. B. McCurtain talked extensively about the website and ways to improve access to the Committee work, including some format changes to the community calendar. He has attempted to discuss this with Kevin ????, Webmaster, to no avail and urged other members to discuss this with Kevin. L. Lester suggested that he contact Laurie Forbes about changes. C. Turner reported that he had not made any progress with contacting the papers but would make that a priority this week. Discussion regarding the artwork generated from Raymond Tomorrow was discussed at length. It was concluded that some large artwork was in the post office and should remain there. Don Willard, Town Manager, has offered the Committee the wall with the blackboard in the meeting room for use by the Committee. B. McCurtain will work on getting artwork for the wall as well as smaller format (8.5 x 11) to be scanned for the website.

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Expenses were discussed and L. Lester indicated that any outstanding invoices or receipts should be forwarded to Elizabeth Cummings for payment. If members forward them to her she will make sure Elizabeth receives them.

Arcosanti, Arizona was mentioned by H. Burnham, who visited the site on a trip recently. He explained some of the concepts behind the development and passed around a brochure on the project.

Tour: B. McCurtain asked about organizing a tour for the Committee. He had the fortune to go on a two-hour drive with Jean ?????? and found it very informative and eye-opening. General discussion ensued and it was concluded that a sub-committee would work on the route. J. Stevens offered to assist and will contact Jean for a road map. No formal committee was created. A date was set for **July 13, 2002 at 6:00 p.m. at Sunshine Variety**. Norma Richards should be contacted regarding the use of a small school bus and someone from the Planning Board invited to discuss current zoning and development.

HOUSING POLICY

J. Stevens turned the floor over to R. Rothe for a review of the draft housing policy. R. Rothe explained that he reviewed the current 1991 Plan and sub-committee reports as a basis. The '91 Plan indicated that some alternatives for housing were not feasible, but he has re-introduced some of them for discussion.

Rothe continued by explaining that the policy should be written with Goals (very general statements), Policies (ways to approach the goals), and Strategies (specific actions to implement the policies). Strategies should include responsible party, materials required, and time frame.

Rothe referred to the handout entitled **DRAFT GOALS, POLICIES, STRATEGIES** – Draft, July 2002. **A. HOUSING.** The state mandates that towns address affordable housing by establishing a goal of all new housing development be affordable. R. Rothe explained that the determination of affordability is not specific. Typically affordability is defined as providing opportunities for housing costs that can be maintained at 30% or lower of a household's net income. R. Rothe outlined the proposed strategies: A. 10% Requirement, B. Density Bonus, C. Duplexes, D. Multi-family Dwellings, and the effect of making changes to the Growth Districts.

In addition, R. Rothe cited some census statistics that indicate that 30% of all renters and 20% of all homeowners in Raymond spend more than 30% of their net income on housing costs. The age group 45-64 is expanding with the

Committee members discussed the aspects of each of the strategies. A compilation of that discussion follows.

General Discussion

Members expressed concern over knowing whether or not Raymond is currently meeting the affordability goal, whether town has to mandate or can they "encourage" affordability, how to be fair to all property owners, how to balance needs of the community and personal preferences, R. Rothe will remove all references to town sewer and use private community as the description for non-town water systems, do solutions only address sub-categories (elderly, manufactured housing) of housing types, difficulty of separating housing solutions from land use/regulatory

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solutions, current opportunities for lower cost housing not being taken advantage of by developers, inability for the town to control market values, can a fixed cost be considered affordable (i.e. \$125,000), do we want to have more than just goals?, need to find method to assure that units created remain affordable, some members believe there is no affordable housing in town right now, provide diversity of housing options, keep housing development in private sector,

Specific Discussion

- A. 10% Requirement:** can it be off-site?, should it be limited to developments over 10 lots (very few in town)
- B. Density Bonus:** limit to designated areas (growth districts or areas with town water), goal only don't go beyond 10% if we don't have to,
- C. Duplexes:** amend to allow two single-family units, should look at lot sizes in the Growth Districts,
- D. Multi-family Dwellings:** allow only in VRI and VRII,

Additional Ideas for Addressing Affordability

Mobile or manufactured housing parks were discussed at length, regarding their relationship to provision of affordable housing and how the town can work with the state mandate of allowing them. R. Rothe recommended that the town adopt specific design criteria to insure quality development that might include safety standards for pre '76 homes, lot sizing. He reminded that Committee that operator standards cannot be enforced unless the town requires them in their regulations. B. McCurtain asked if incentives could be provided rather than regulations be required. J. Stevens asked if buffers could be required to protect the sense of open space and rural character.

Elderly housing was also discussed. R. Rothe explained that it is one solution to addressing affordability. B. McCurtain suggested that other services might be generated through encouraging elderly housing such as an ambulatory care center.

Cluster development requirements were also discussed as a way to keep rural character (open space) and prevent sprawl, while allowing continued housing development.

Methods of subdivision were reviewed in relationship to ability to encourage/require developers to meet the 10% goal of affordability. Reduce lot size requirements for frontage lots on existing roads, then require large lots on the remainder land. Allow 3 lot subdivisions all at once rather than over time if affordable lots are created.

Building caps/moratoriums: could they be applied to certain districts to encourage housing development in the Growth Districts.

Community Development Block Grants: R. Rothe indicated that one method of addressing affordability would be for the town to take an active role in housing rehabilitation or development. The CDBG program offers competitive opportunities for communities to apply for grants to assist low/moderate income households.

Growth management in general was a subject of discussion. Members discussed whether or not the nature of families attracted to live in Raymond would change from the commuters who

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move here for the aesthetics to workers employed nearby if the Windham Business Park is developed.

Questions were raised regarding the current regulations. Can accessory apartments be constructed under current zoning, in what districts?

Straw Poll R. Rothe suggested that the Committee go through the suggested strategies with some alternatives and vote to see what areas should be pursued and finalized.

A. 10% Requirement:

- a. as written (1)
- b. just in growth areas (4)
- c. may provide affordable lots off-site (3)

B. Density Bonus:

- a. As written (0)
- b. 10% (0)
- c. 15% only in growth areas (1)
- d. 10% only in growth areas (4)

C. Duplexes:

- a. As written (with town water) (4)
- b. With private community water (2)
- c. Only in growth areas (2)

D. Multi-family Dwellings:

- a. As written (3)
- b. With private community water (1)
- c. Only in growth areas (2)

E. Elderly housing (6)

- F. Combined dwelling (including multi-family)/business (3)**
- a. Only in growth area (3)

R. Rothe will re-draft strategies that received a three or better vote for continued discussion.

J. Stevens thanked the members for their efforts and encouraged everyone to continue putting their ideas out to the committee for discussion.

**Next Meeting
August 13, 2002
6:00 p.m.
Sunshine Variety, Raymond Shopping Center**

Submitted by Amanda Simpson
Comprehensive Plan Clerk