

Regional Housing Workshop



COMMON THEMES in MUNICIPAL MASTER PLANS



1

Encourage affordable and workforce housing development



This multi-unit residential structure in Wilton retains the character of an old farmhouse.



Lindsey Landing Affordable Housing development in Milford

In the NRPC Region, 12 of the 13 communities specifically address affordable or workforce housing.

EXAMPLES:

MILFORD

"Explore and potentially implement a Workforce Housing Overlay District for areas that meet specific criteria (for example: on Town utilities, access to services, pedestrian access, potential future transit access, green site design, outside of natural resource protection areas, community integration, or diversity of housing options)."

NASHUA

"Increase the supply of rental housing in the City to meet the needs of all income groups."

BROOKLINE

"Allow for the provision of a variety of housing, in terms of types and costs, in Brookline."

HUDSON

"Provide reasonable opportunities for the development of housing affordable to families and individuals of all income levels."

MERRIMACK

"Adopt an Inclusionary Zoning ordinance. Many communities have enacted inclusionary zoning to require that designates a certain percentage of new housing units as affordable units that

LYNDEBOROUGH

"Develop regulatory measures that will facilitate the provision of affordable housing, such as: 1) review and consider revising the Housing for Older Persons Ordinance or 2) a refinement of the provisions allowing for accessory dwelling units so that units can be construed to a maximum of 800 square feet and contribute towards the provision of assisted housing under Federal or State programs."

HOLLIS

"Establish a Town wide housing committee to jointly study the elderly and affordable housing needs of the Town and create and implement a strategy for facilitating creative developments to meet those needs and to investigate other means by which to solve problems related to elderly and affordable housing."

Common Elements:

- ◇ Allow for multi-unit structures provided they maintain rural character
- ◇ Use zoning as a tool to provide workforce housing
- ◇ Provide a diversity of housing types
- ◇ Allow for mixed use and infill development
- ◇ Allow planned-unit development
- ◇ Provide density bonuses in exchange for benefits from the de-

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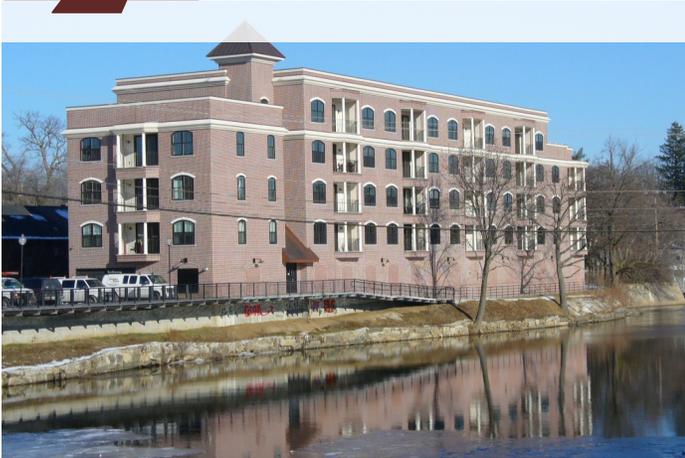


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2

Encourage a diversity of housing types



Jackson Falls Condominiums, Nashua



A duplex in Amherst

In the NRPC Region, 10 of the 13 communities specifically address diversity of housing types

EXAMPLES:

HOLLIS

"The Zoning Ordinance should be amended to allow apartments within commercial structures in the Agricultural and Business District, provided that the gross floor area of such residential units is not larger than 100% of the gross floor area of the related commercial use."

LITCHFIELD

"Maintain Litchfield as a town of predominantly single-family houses, while accommodating a fair share of the region's needs for diverse housing stock."

MERRIMACK (in draft form)

"Encourage more mixed-use and infill development where appropriate along the DW Highway corridor. This encourages the re-use of vacant or underdeveloped parcels and can allow for development at higher densities where the infrastructure can support it. Mixed-use development helps to diversify the housing stock by creating dwelling units that tend to be smaller and more affordable, either as rental or for-sale units."

MILFORD

"Evaluate areas of town to promote infill and/or higher density residential uses within a reasonable distance of the Oval, utilize

ing current infrastructure and encouraging a variety of housing type options (ex. multifamily, townhouses, condominiums and single family dwellings)."

NASHUA

"Give priority to the rehabilitation of vacant and or substandard inner city residential buildings that can be used as rental housing."

PELHAM

"Provide realistic housing opportunities for families of all income levels and household types (elderly, families without children, people with disabilities, etc.), where possible, within the natural and public facility constraints of the Town."

WILTON

"Maintain a balance of diverse and varied housing through innovative zoning techniques, at various densities."

Common Elements

- ◇ Encourage redevelopment of existing housing stock
- ◇ Maintain single-family building character while allowing for multi-unit structures
- ◇ Allow accessory dwelling units

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3

Manage fiscal impacts associated with new housing



A welcoming old home in Pelham

In the NRPC Region, 10 of the 13 communities address managing the fiscal impacts of new housing.

EXAMPLES:

LYNDEBOROUGH

“Continue to monitor Lyndeborough’s rate of growth relative to first and second tier communities and review the Lyndeborough Growth Management Ordinance each year to assure that the Town maintains its fair share of growth while not overburdening the provision of town services.”

WILTON

“Controlling the quantity, quality, and location of new residential development in and encouraging new development near existing population centers.”

PELHAM

“Provide for a moderate rate of growth, in keeping with the Town’s capacity to provide for community facilities.”

MILFORD

“New housing development should be designed to minimize the Town’s long-term costs in providing services.”

Common Elements:

- ◇ Monitor rates of residential growth
- ◇ Ensure school enrollment does not increase sharply
- ◇ Ensure town ordinances are consistent with growth management goals

4

Preserve neighborhood, town and rural character



A historic home in Mason

In the NRPC Region, 9 of the 13 communities address the preservation of rural or small town character.

EXAMPLES:

MASON

“Strict design standards should be implemented to ensure that any new multi-family units keep in context with the rural character of the community.”

MONT VERNON

“To maintain the rural small town character cherished by residents and visitors alike. All population and housing goals must be consistent with this one: To maintain the small village and historic ambience of the traditional Town Center.”

MILFORD

“Evaluate how Milford can encourage the creation of interconnected functional neighborhoods that support the Town’s sense of community character.”

WILTON

“Maintain the present character of the existing housing stock by encouraging (through zoning) the preservation and renovation of older houses for residential use rather than being torn down.”

Common Elements:

- ◇ Ensure new development maintains traditional architectural

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Preserve natural features
and open space



Baboosic Lake, Amherst

In the NRPC Region, 9 out of 13 communities mention preserving open space and natural features in housing developments

EXAMPLES:

AMHERST

"Increase setbacks for cluster developments and require additional landscaping to help maintain existing open character."

MASON

"The town should consider additional specific rules and regulations for subdivisions. Design review should consider the preservation of existing features including trees, scenic ponds, brooks, streams, rock outcroppings, water bodies including vernal pools, natural resources, historic landmarks, and stone walls."

MONT VERNON

"To ensure that new subdivisions are designed in a manner that respects and reinforces Mont Vernon's rural character, natural resources, and scenic viewsheds."

HUDSON

"Encourage the use of open space developments to provide attractive, cohesive neighborhoods with adequate parks and open space, that are designed with sensitivity to the landscape."

Common Elements:

- ◇ Encourage cluster/open space subdivision regulations
- ◇ Increase setbacks
- ◇ Encourage design review of all new subdivisions

6

Encourage housing to meet
residents of all ages' needs



Senior housing in Nashua

In the NRPC Region, 10 out of the 13 communities encourage housing supply to meet the needs of all ages groups

EXAMPLES:

LITCHFIELD

"Help provide for the changing and diverse housing needs of Litchfield's and the region's population, including older persons, people with disabilities, non-traditional households, persons and families with low incomes, and single parent families."

MILFORD

"Evaluate the existing Senior Housing Ordinance to determine if it meets the intended goals of the overlay district and if the ordinance is compatible with current community needs, and amend as necessary."

PELHAM

"Accommodate the changing needs of Pelham's population due to changes in demographics (i.e. school age children, elderly, people with disabilities, etc.)."

NASHUA

"Recognize and address the housing needs for an aging population."

Common Elements:

- ◇ Evaluate demographic trends to assess at current and future needs of residents
- ◇ Encourage a variety of housing sizes and types