

Planning Board
Town of Hinsdale, NH
Town Hall
Meeting May 21, 2024

Board Members: Chair Sean Leary, Sandra Golden, Jim Mitchell, James O'Malley, Alex Duso, Zoning board member Jessica Green, and Selectboard rep Bernie Rideout. CDC Josh Green. Vice Chair Ann Diorio was excused.

Bob Harcke, Mike Renaud, Jack Franks, Rik Ekstrom and George Hansel.

6 pm Chair Leary called the meeting to order and read the agenda. A motion was made to accept the minutes from April 16th, 2024. Jim Mitchell makes the motion to accept the minutes as written. Bernie Rideout seconds the motion. Motion passes.

Chair Sean invited guests Jack Franks and George Hansel to discuss development in Hinsdale. Sean then asked members to go around the table and introduce themselves.

Sandy asked about what developers see in a new project and the challenges. Sean asked if there were zoning or planning issues. Sean mentioned we will be going through a regulatory review for the HOP grant that Hinsdale was awarded. He asked Jack & George if they would like to look at our ordinances during regulatory review, and they said they would.

George talked about density, infrastructure, and the speed of the process on both sides. NH doesn't allow high-density housing in some areas, which poses challenges. In many of the areas they developed, they could get variances. The issue with that is time. Time is money and can kill a project. There needs to be a vision of what you want the town to be. Get the community involved and understand your market. What does the town of Hinsdale need? He also explained that developers look at towns and growth. What is the town doing to attract more people or businesses? How's the infrastructure?

Jack Franks said that don't get caught up in more is better. The building codes are fine. The board needs to work with the developers, get a good product and common sense is key.

Jack described their units and said the modular design allows for the best use of space. The modular designs are cheaper, more efficient, and can be built twice as fast. He invited any member to tour the units at any time.

One of the main challenges is financial. Developers were getting help from the state and government funding to fill that "GAP." The "gap" is the amount needed to get the project over the finish line. Jack urged the board to contact your state officials, governor, and BEA, saying you need funding to get housing in town.

Rik Ekstrom from the NH housing navigator asked Jack about the next innovation. Jack has been improving his design by making the units more efficient, better costs to build, and that these units could be used for all types of housing applications.

Josh Green asked about ordinances that might conflict with projects. George asked about the parking ordinance. Josh said 1.5 spaces per unit. George suggested 1 and .75 or .9 for Senior housing. Jack asked Josh about height restrictions. Josh said there are height restrictions. Jack suggested 4 stories or around 40-50 feet. Jack also mentioned mentioning tax abatements for the first few years.

George says that some of their projects were partially funded through ARPA funds. That program is gone, and he thinks RSA 79-E (Community Revitalization Tax Incentive) could be used for new housing. The town would have to adopt the RSA.

George also expressed the use of the TIFF district. Use that district as much as you can.

With no further questions from the board, Alex Duso moved to adjourn the meeting, which was seconded by James O'Malley. Motion passes.

Respectfully submitted,

Josh Green
Community Development Coordinator.