

Brentwood Planning Board Meeting Minutes 5.18.23

Present: Kristin Aldred- Chairperson
 Bruce Stevens
 Mark Kennedy
 Doug Finan
 Paul Kleinman-SB rep
 Brian West

Stefanie Kizza- Vice Chair
 Ned Matson
 Paul Kleinman
 Kate Locke-Parks

Town Planner: Glenn Greenwood
Meeting held at Brentwood Town Office

Aldred opened the public meeting.

The Board listened to a presentation regarding housing presented by Jen Rowden of the Rockingham Planning Commission. Rowden began by going over the Housing Opportunity Planning grant that Brentwood received. Rowden went over the timeline and goals of each phase. The presentation lasted approximately an hour and half. The slides for this presentation can be found on the Planning Board website.

Phase 1: Needs Analysis & Planning --

- Work with Planning Board (subcommittee) to draft Master Plan chapter with goals and actions (Spring)
- Housing Preference Survey & Report (Spring – Summer)
- Up to 2 Public Info Session and Workshop (Late Summer/Early Fall)
- Master Plan Housing Chapter – Final Draft and Adoption (Fall)

Phase 2: Regulatory Audit --

- Land Use Regulation Audit(Summer)
- Public Info Session and Workshop (Late Fall/early winter)
- Apply for Phase 3 HOP grant (optional)

1

Regional Housing

Overview

- BRENTWOOD PLANNING BOARD
- ROCKINGHAM PLANNING COMMISSION
- RHNA PROJECT WEBPAGE: WWW.THERPC.ORG/RHNA

2

Clippings from *The New York Times*, *BUSINESS NH*, and *Do You Want to Buy a House in Canada? Not So Fast*.

- Whatever Happened to the Starter Home?
- Workforce Shortage Highlights NH's Housing Crisis
- Do You Want to Buy a House in Canada? Not So Fast
- Plymouth's 'insane' rent, home prices out of reach for most people. What is being done?
- 'Fierce' bidding wars: Rockingham County home sales data points to challenging year

3

Purpose & History of an RHNA

"To provide data on housing and demographics, by income level, so that each municipality on the region can begin to understand their current and future housing need."

- ✓ Fulfill statutory requirements (RSA 36:47(III)), but is an advisory only.
- ✓ ARPA Funding Requirements
- ✓ Council on Housing Stability Strategic Plan (2021-2024)
- ✓ Assist in determining compliance with Workforce Housing Statute (RSA 674:58-61)
- ✓ Last RHNA conducted by RPC was conducted in 2015.

4

Factors Impacting Regional Housing in RPC Region

- Regional population is increasing.
- Regional population is aging.
- Housing Production has slowed.
- Cost of housing is increasing.
- Employment trends & migration are changing the market.
- Current housing stock does not meet the needs of our communities.
- Income has lagged as housing prices continue to increase.

2023 Regional Housing Needs Assessment

5

Regional Population is increasing.

YEAR: 2000	YEAR: 2020	CHANGE
177,962	198,870	+11.7%
Population	Population	over 41 years

Total Population by Municipality in 2020

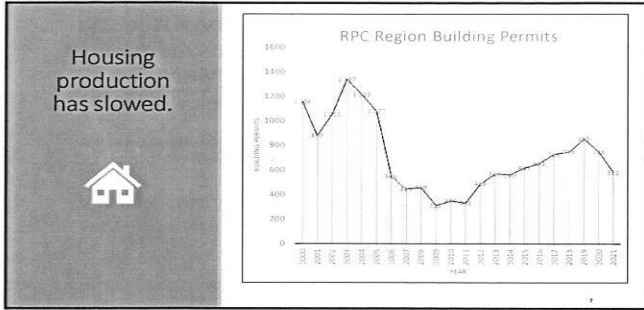
2020 Population Legend:

- 851 - 2100
- 2101 - 3000
- 3001 - 10000
- 10001 - 20000
- 20001 - 30000

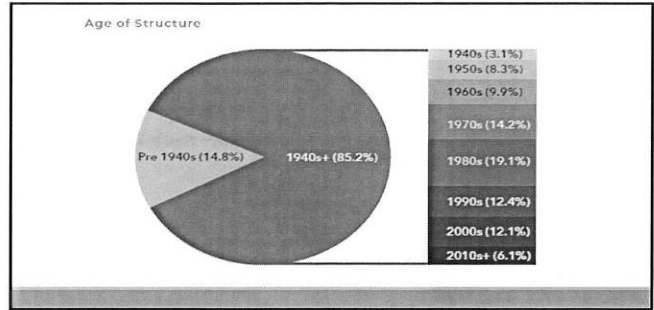
Source: Decennial Census, 2020

6

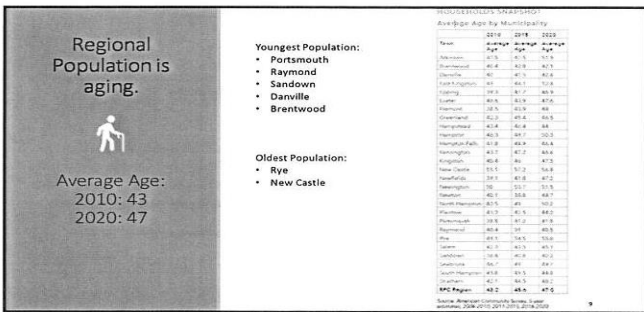
Brentwood Planning Board Meeting Minutes 5.18.23



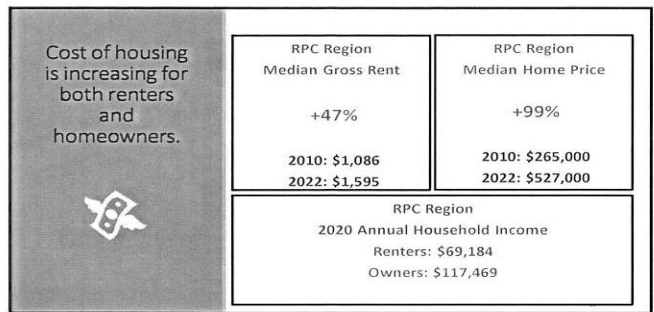
7



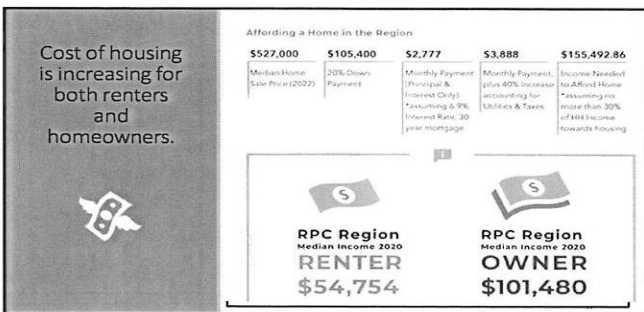
8



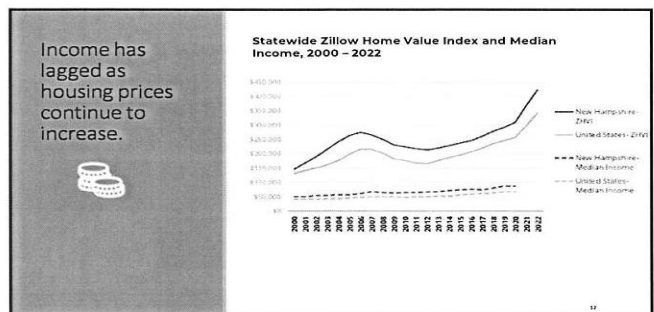
9



10

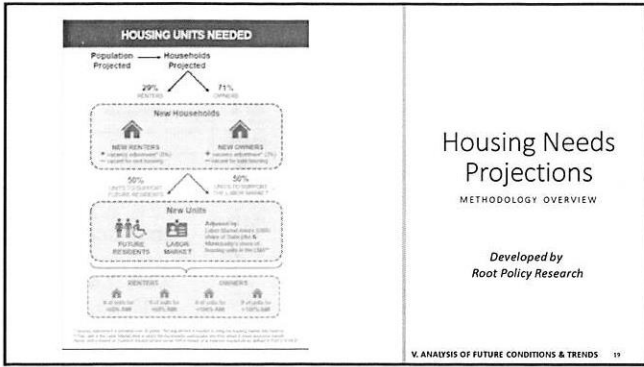


11



12

Brentwood Planning Board Meeting Minutes 5.18.23



19

Root Policy Research, Fair Share Production Model, Fair Share Tables, 2022

Analysis conducted for Birmingham Planning Commission in collaboration with the City Office of Planning and Development.

Year	2020	2025	2030	2035	2040	2045	2050	2055	2060	2065	2070	2075	2080	2085	2090	2095	2100
Total Units	1,000	1,100	1,200	1,300	1,400	1,500	1,600	1,700	1,800	1,900	2,000	2,100	2,200	2,300	2,400	2,500	2,600
Occupied Units	800	850	900	950	1,000	1,050	1,100	1,150	1,200	1,250	1,300	1,350	1,400	1,450	1,500	1,550	1,600
Units Needed	200	250	300	350	400	450	500	550	600	650	700	750	800	850	900	950	1,000

Table 1: Fair Share Tables

20

Root Policy Research, Fair Share Production Model, Fair Share Tables, 2022

Analysis conducted for Birmingham Planning Commission in collaboration with the City Office of Planning and Development.

Housing is more than just a number...

Year	2020	2025	2030	2035	2040	2045	2050	2055	2060	2065	2070	2075	2080	2085	2090	2095	2100
Total Units	1,000	1,100	1,200	1,300	1,400	1,500	1,600	1,700	1,800	1,900	2,000	2,100	2,200	2,300	2,400	2,500	2,600
Occupied Units	800	850	900	950	1,000	1,050	1,100	1,150	1,200	1,250	1,300	1,350	1,400	1,450	1,500	1,550	1,600
Units Needed	200	250	300	350	400	450	500	550	600	650	700	750	800	850	900	950	1,000

Table 1: Fair Share Tables

21

Barriers & Opportunities

- Public Perception & Education
- Economics & Community Development
- Construction & Labor Cost
- Infrastructure Investment
- Land Use Regulations
 - Environmental Restrictions
 - Dimensional Standards
 - Performance Standards
 - Use Allowances
 - Building Codes

Map showing land use regulations in Birmingham, Alabama. Legend: 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 2.0, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 2.8, 2.9, 3.0, 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 4.0, 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.7, 4.8, 4.9, 5.0, 5.1, 5.2, 5.3, 5.4, 5.5, 5.6, 5.7, 5.8, 5.9, 6.0, 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7, 6.8, 6.9, 7.0, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 8.0, 8.1, 8.2, 8.3, 8.4, 8.5, 8.6, 8.7, 8.8, 8.9, 9.0, 9.1, 9.2, 9.3, 9.4, 9.5, 9.6, 9.7, 9.8, 9.9, 10.0.

22

Brentwood Housing Needs Projections

Projections	2025	2030	2035	2040
Total Units Needed (cumulative)	108	198	260	294
"Affordable" Units Needed	26	47	62	70
Market Rate Units Needed	82	151	197	224
Rental Units V. Owned Units	31% Rental Units Needed & 69% Owned Units Needed			

23

Brentwood

Average age:
2010 - 42.1
2020 - 40.4

School enrollment:
2016 - 815
2021 - 657

Median Household Income:
2010 - \$112,500
2020 - \$143,538

Seasonal Housing Units:
2020 - 24

Population Change:

Year	2000	2010	2020
Total Units	3,228	4,488	4,490

Households Units

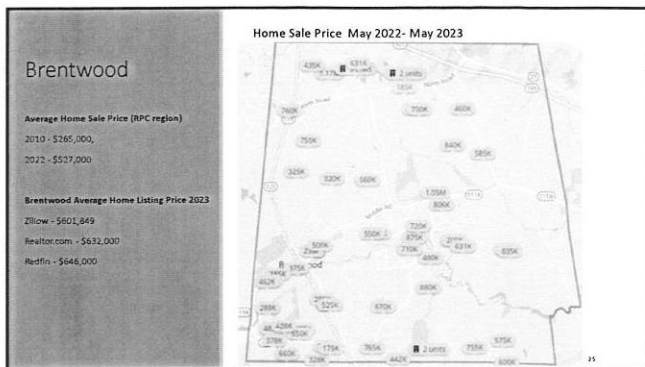
Year	2010	2020
Total Units	1,220	1,831
Occupied	815	657

Household Size

Year	2010	2020
Occupied Housing Units	815	657
1-Person HHs	2.6%	11.6%
2-Person HHs	68.5%	61.9%
3-Person HHs	19.9%	18.1%
4+ Person HHs	2.1%	2.4%

24

Brentwood Planning Board Meeting Minutes 5.18.23



25

The Board signed Kennedy's appointment slip.

The Board discussed 40 Route 125 again, Benedix will send affidavit along with inspection application.

The Board signed 2 mylars, one for Route 125/Shannon Way, tax map 201.015/201.015.001 and one for 178 Route 125, tax map 216.027.

The Board was made aware of a Kingston Planning Board meeting 6.6.23 regarding a retail motor fuel outlet, this is a regional impact project. There is a Zoning Board of Adjustment for that project June 1, 2023, if the ZBA continues their hearing, the Planning Board meeting will likely be delayed. The Brentwood Planning Board will stay up to date on this project. Finan will attend the ZBA meeting on June 1st, Benedix will attend the Planning Board meeting on the 6th.

The Board will discuss Brentwood Planning Board's Rules and Regulations at the next meeting.

Matson motions to adjourn, Finan seconds, all in favor.