

NOTES
Durham Housing Task Force
February 17, 2025
10:00 am – Council Chambers

Housing Task Force members present

Sally Tobias, chair
Heather Grant
Al Howland
Paul Rasmussen, Planning Board Rep
Michael Saputo on ZOOM

Michael Behrendt, Town Planner
Taylor Cray, Workforce Housing Coalition, Advisor to Task Force

*A quorum was not present so there are only notes from the meeting not minutes. No votes were taken nor decisions made. Five members in Council Chambers constitutes a quorum of the Task Force.

Call to Order. Sally called the meeting to order at 10:05 am.

Reports from Committee Members. Heather said that Town Council adopted the Student Rental ordinance. Al passed out a summary of the bills related to housing now being considered by the House Committee in Concord. He said that the Town Council will have a resolution to present to the committee stating our opposition to HB 457 regarding occupancy in dwelling units. Al said as he looks over the list of bills he doesn't expect anything egregious to get through. He said we will have a better idea of what is happening in Concord in April.

Downtown Zoning Subcommittee. Sally gave a powerpoint about the four downtown initiatives that the task force will present to the Town Council on March 3. Sally will give the presentation and any other task force members are welcome to join her for the presentation or just to attend the meeting. Michael B will prepare information for the council packets and attend the meeting as well. Michael B said we will need to think about what the dimensions should be if adding multi-unit residential to three core districts.

The task force noted that the presentation should be to discuss the items with the Town Council and not to ask for any action that evening. The task force would prepare action items for a subsequent meeting including asking Town Council to initiate three zoning amendments. Sally said for RSA 79E the council should remove the existing resolution but we should not replace it with another one. The statute should just stand on its own. It was noted that we might need to clarify how Durham uses the statute since some provisions have been added in recent years including specifying where the statute may apply within a town.

Potential Zoning Changes. The task force is reviewing the changes that it had proposed to the Table of Uses and Table of Dimensions when a large zoning amendment was initially prepared. The task force will decide which specific items to include in a new set of amendments. Sally said once the task force finishes that proposal it may have completed its work. The task force will want to stay intact to see that proposal through to adoption. The task force is going to sunset soon.

The Task Force is meeting in two weeks on March 3 to continue working on the potential zoning changes. That should be the only item on the agenda. We are meeting then instead of March 10. The task force may want to schedule another meeting in late March to keep moving forward with this proposal.

Adjournment. The meeting adjourned at 11:35 am.

Respectfully submitted,

Michael Behrendt