

**WORKSHOP WITH PLANNING BOARD**

\*\*\*\*\* Multi-Family Housing

Planning Board Members: John O'Connor, Darrell Parks, and Marc Flattes  
Planning Department: George Sioras and Elizabeth Robidoux

George Sioras – Water & Sewer availability has had an impact on zoning. The housing boom of the 80's & 90's coupled with the large increase in population prompted review of zoning, increasing required lot sizes. In the past six months, the office has received four proposals for multi-family housing. It's time to look at high density zoning and to see if it is appropriate or will it need change. Since word is getting out that Derry is considering a change to high density zoning the office is receiving a high number of applications before the changes.

John O'Connor – the current ordinances are beneficial to commercial development; however, the tax rate is not. He reminded the Council that zoning at the time of application is binding. All multi-family has to be on water & sewer.

Darrell Parks – multi-family housing is changing the character of the neighborhoods in town.

Mr. Fischer – asked what the Council needs to do to change this zoning?

George Sioras stated the September 17<sup>th</sup> meeting has this as an agenda item. They will hold a workshop and public hearing before it will go before the Town Council. This is a priority to get these changes in place. Once posted, new developers need to comply. The Planning Board will be aggressive to go through steps to get zoning changed.

Mr. O'Connor stated soil conditions in East Derry will not allow multi-family development. George Sioras saw two new properties for sale as potential multifamily sites on High St.

Mr. Bourdon asked what is in the pipeline.

Mr. Sioras replied, "There are three current applications before the Planning Board, 1 is approved."

Mr. Bourdon agrees that there is an esthetic issue, traffic and economic hardship to this area of town and the town has been late we have to act now.

Mr. O'Connor stated like Fordway and Kendall Pond Roads these lots were single family houses that these multi-families are being built on because of water and sewer availability.

Mr. Fairbanks asked what is left to be built out in this high density area. He stated there are two site walks slated for this Saturday and suggested the Councilors join in to view these sites.

Mr. Cardon stated currently multi-family is the high density.

Mr. O'Connor, Derry is #2 per capita in apartment buildings, Derry far exceeds workforce housing so this is not a problem.

Mr. Fairbanks stated few people want to buy the big houses anymore.

Ms. Robidoux added as baby boomers age, they need a different type of housing but want to stay here, "aging in place". NH has the oldest population in U.S. The last three developers were looking to build elderly compatible, upscale housing.

George Sioras suggested the Conservation Commission could create pocket parks in West Derry. Put green space in a high density area. This would prevent multi-family development and would help old urban neighborhoods. September 17<sup>th</sup> the Planning Board will meet.

Darrell Parks – increase square footage, lot size should be increased and restrict architectural guidelines can be put in place to make the lots less attractive.

Elizabeth Robidoux stated the estimated timeline of November would be the earliest.

George Sioras, zoning changes can be discussed and posted. Once posted it freezes everything even if zoning changes are not finalized. They will begin the process at the next Planning Board meeting.

Chairman Osborne thanked the Planning Board for their participation.

**Adjourned 10:00 p.m.**

A handwritten signature in cursive script, appearing to be "O'Connor", written in dark ink.

# ZONING

DERRY, NEW HAMPSHIRE

Effective Date 06/06/2014



## Zones

- IND1-INDUSTRIAL I
- IND 2-INDUSTRIAL II
- IND 3-INDUSTRIAL III
- IND 4-INDUSTRIAL IV
- IND 5-INDUSTRIAL V
- IND 6-INDUSTRIAL VI
- LDR-LOW DENSITY RESIDENTIAL
- LMDR-LOW/MED DENSITY RESIDENTIAL
- MDR-MEDIUM DENSITY RESIDENTIAL
- MHDR II-MEDIUM HIGH DENSITY RESIDENTIAL

- MHDR-MEDIUM/HIGH DENSITY RESIDENTIAL
- GC-GENERAL COMMERCIAL
- GC2-GENERAL COMMERCIAL II
- GC3-GENERAL COMMERCIAL III
- CBD-CENTRAL BUSINESS DISTRICT
- MFR-MULTI-FAMILY RESIDENTIAL
- MHPD-MANUFACTURED HOUSING PARK DEVELOPMENT
- OBD-OFFICE BUSINESS DISTRICT
- OMB-OFFICE MEDICAL BUSINESS
- ORD-OFFICE RESEARCH AND DEVELOPMENT