

**Central NH Regional Planning Commission**  
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**CNHRPC Full Commission Meeting**  
**Meeting Notes**  
**Thursday, October 13, 2016**  
**7:00pm**

**Attendees:** Matt Hicks, Concord  
Bruce Crawford, Boscawen  
Jim Bibbo, Bradford  
Harry Wright, Bradford  
Tyson Miller, Canterbury  
Betsy Bosiak, Epsom  
Clarke Kidder, Hopkinton  
Bob Cole, Loudon  
Stanley Prescott, Loudon  
Kathy Cruson, Pembroke  
Ken Milender, Warner

**CNHRPC Staff:** Michael Tardiff, Executive Director  
Matt Monahan, Senior Planner  
Craig Tufts, Principal Planner/GIS Planner  
Dean Williams, Transportation Planner  
Jennifer Mock, Office Manager  
Katie Nelson, Assistant Planner  
Steve Henninger, Project Planner

The meeting began at 7:04 P.M., called to order by CNHRPC Chair, Tyson Miller (Canterbury).

**Presentation: Russ Thibeault, President Applied Economic Research**

New Hampshire's Changing Development Landscape

Tyson Miller introduced Russ Thibeault, president of Applied Economic Research. Mr. Thibeault began his presentation with an overview of New Hampshire's growth patterns, stating that the state's growth patterns are changing with a declining rate of growth and the aging population. Historically, New Hampshire had high increases in the number of jobs through the 1970s, 1980s, and 1990s, but this trend slowed considerably in the 2000s. Population followed this same pattern, and continuing with population projections suggesting less growth over the next 30 years than in the previous decades.

Mr. Thibeault explained that population projections for the state show only an increase in those aged 65 years and over. Current trends that contribute to this projection is that more of the population aged 65 and over are choosing to age in place and stay in New Hampshire, while more young people are choosing to move out (migrate) of the state, causing the uneven balance in the population. Additionally, this will contribute to a higher death rate and lower birth rates in the coming years. This trend is present throughout Northern New England, including Maine and Vermont.

Mr. Thibeault continued to state that the challenge for many communities now is dealing with the changing demographic, not the change in growth. These trends will affect the demand of public services in communities, such as the rescue squad or fire department, which will be most challenging for rural communities. Additionally, the demand for housing has changed. Currently the most sought after housing is a ranch style house, desired by both millennials and those looking to downsize. At the same time the number of new housing building permits has decreased statewide, following the trend of jobs and population mentioned previously.

After explaining the current trends in New Hampshire, Mr. Thibeault described how changes in our development control system lag those growth and demographic shifts described. The traditional focus of segregated land uses to avoid conflicts (i.e. traditional zoning) forces a dependence on the automobile and doesn't have a strong appeal for millennials and the aging population. Mr. Thibeault believes a mix of housing and commercial uses best suits the changing demographic, and provided examples to the group, spending the most time reviewing an example in Lynnfield, MA.

A question was asked if Mr. Thibeault felt that communities are proactive in dealing with these changes. Mr. Thibeault feels that communities now have a bigger appetite versus previously communities tended to stay the same, especially as more incentives are available.

### **Introductions**

Tyson Miller suggested skipping introductions due to the time.

### **Minutes of the June 9, 2016 Full Commission Meeting**

Due to the lack of quorum, minutes of the June 9, 2016 Full Commission meeting could not be approved.

### **Report of the Chair**

Tyson Miller handed the floor over to Michael Tardiff who provided a report on recent updates. Mr. Tardiff noted that CNHRPC staff have been busy working on various projects, both locally and regionally, including various Master Plans. Mr. Tardiff informed the group that CNHRPC just received approval for the Comprehensive Economic Development Strategy (CEDS) update and hopes that the update can lead to the development of an economic development district.

### **Treasurer's Report**

Michael Tardiff provided the Treasurer's report and reviewed the Profit and Loss statement for CNHRPC. The beginning of the fiscal year has been slow with many big expenditures during July and August. Mr. Tardiff noted that the budget is beginning to work its way back to even and should be in positive territory by the end of the fiscal year.

### **CNHRPC Brownfields Assessment Program Update**

Matt Monahan provided an update of the Brownfields Assessment Program, highlighting that five sites have completed or are in the process of Phase I. The sites are located in the Towns of Bradford, Hillsborough, Boscawen and Pittsfield. A Phase I assessment includes the general research of the sites while Phase II assessments include testing and evaluation of the site. Mr. Monahan noted that the next grant application is due on December 20<sup>th</sup> and CNHRPC will be able to apply for additional funding that can be applied to other brownfield sites in the region.

### **Local and Regional Economic Development Planning Project Updates**

Mike Tardiff informed the group that CNHRPC in partnership with Nashua Regional Planning Commission (NRPC) will participate in CDFA's Tax Credit Program to support local economic development planning efforts in Allenstown, Epsom, Loudon and Pittsfield. The program will require that staff work to sell tax credits to interested businesses in the region

### **Other Business**

There was no other business.

### **Adjournment**

The meeting was adjourned at 8:21 P.M.