

Land Use & Planning Board

From: Lara Chulack [REDACTED]
Sent: Thursday, August 29, 2024 7:44 AM
To: Land Use & Planning Board
Subject: Mill Pond Housing Project

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Dear Ashland planning board,

At last night's meeting I was utterly in shock when the presenter from Lakes Region Community Development said they would only pay ~\$55k/yr in property taxes to the town. That is UNACCEPTABLE! Divide that by the 76 proposed units for ~\$724/yr. The average tax burden of residents in Ashland currently is \$3800/yr. More than 5x that amount! The burden to the school if this project is approved is estimated to be more than \$700k per year. That is 13x more than their paltry \$55k! We CANNOT afford this. Please make them show you a cost/benefit analysis as every proposed project should. There is NO benefit to our town. You have the right and the power to decline any application that impoverishes the town.

Thank you,
Lara Chulack

Sent from my iPhone

Land Use & Planning Board

From: Lara Chulack [REDACTED]
Sent: Tuesday, September 24, 2024 8:21 PM
To: Land Use & Planning Board
Subject: While mandated by law, workforce housing lacks enforcement, incentives | Local

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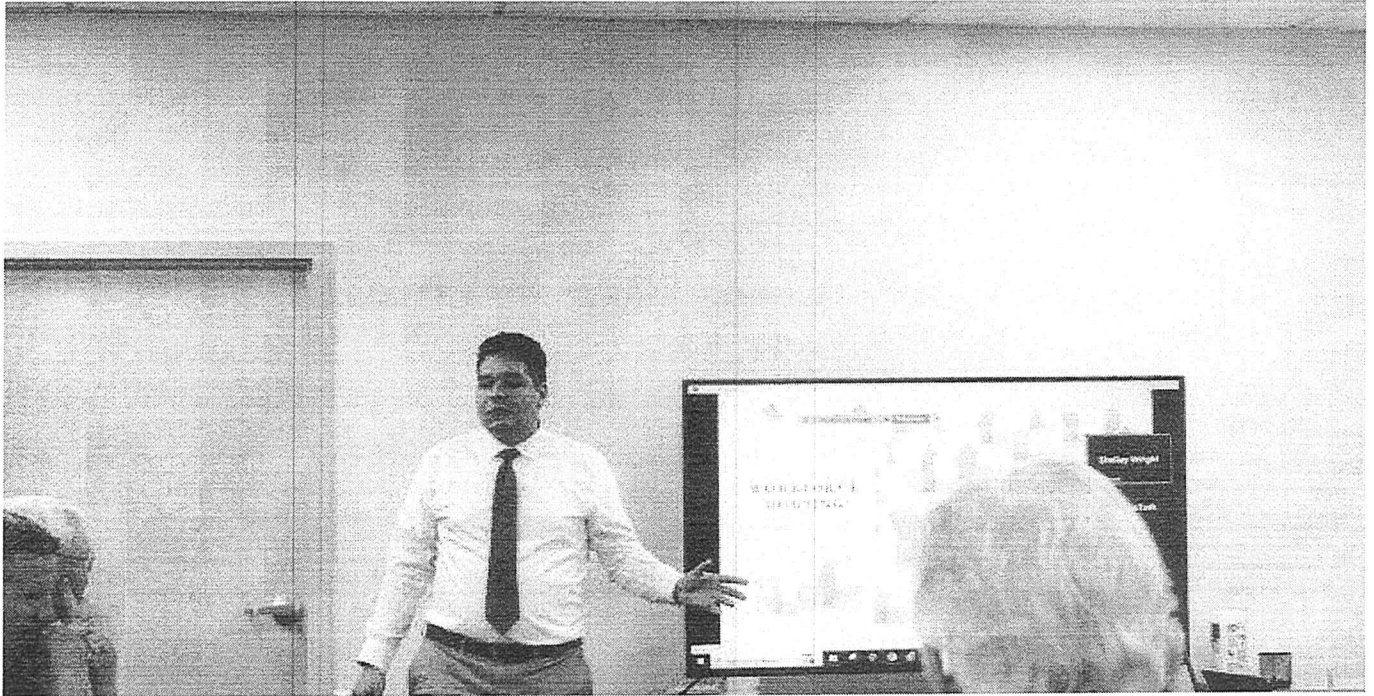
While mandated by law, workforce housing lacks enforcement, incentives

By GABRIEL PERRY, The Laconia Daily Sun
Aug 15, 2024

1 of 2



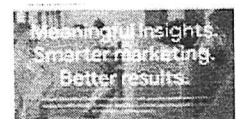
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LACONIA — Workforce housing — meant to provide an option for those whose salaries are too high to qualify for subsidized housing — is heroic in theory, but difficult in practice, mainly because of lack of legislation and financial constraints.

Members of the board of Laconia Housing met Thursday afternoon to discuss workforce housing and hear from a Suffolk University law school student with expertise in the intricacies of New Hampshire's workforce housing matrix.

Omar Frometa Jr., a summer associate with Preti Flaherty, described state law as lacking an enforcement mechanism for developing workforce housing, and said without federal or state subsidies, creating such developments is not financially feasible.



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“Because this option is so novel, the solutions are varied as well as the obstacles,” Frometa Jr. said.

Workforce housing, as defined by sections 58-61 of New Hampshire RSA 674, is considered housing affordable for a renting family of three making 60% of the Area Median Income; owner families of four making 100% of Area Median Income; does not include age-restricted housing; and does not include developments with greater than 50% of units with less than two bedrooms.

Affordable is defined as spending no more than 30% of income on housing, including rent and utilities, or mortgage principal and interest, taxes and insurance.

New Hampshire’s workforce housing law, passed in 2008 and enacted on Jan. 1, 2010, states municipalities must provide reasonable and realistic opportunities for the development of workforce housing, including rental and multi-family housing. The collective impact of local land use regulations are to be considered in determining if such opportunities exist.

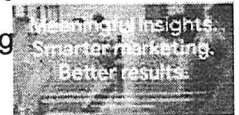
Workforce housing must be allowed in a majority of land area where residential uses are permitted, accounting for the existing housing stock in determining if a community is providing its “fair share” of needed workforce housing and reasonable restrictions may be imposed for environmental protection, water supply, sanitary disposal, traffic safety and fire and life safety protection.

“Since then, municipalities have had to find their own way to get in compliance with the law,” Frometa Jr. said. “Because the law doesn’t give a mold to adhere to.”

But there is no existing enforcement mechanism written into the law. Frometa Jr. described the legislation as communicating ideals or a clear call to action. Without a change in the legislation by adding an enforcement mechanism or defining a system of financial incentives, the law is essentially toothless.

“What I came away from — birdseye view — is it seems more like a mission statement, the way that the law was written,” Frometa Jr. said. “It feels as it reads that there were good people, trying to pass a good idea to stop a bad problem, but the issue is not cohesive enough or ripe enough. The infrastructure isn’t established enough to make it easy for municipalities to make this a primary way of attacking the housing crisis.”

Workforce housing development has been described as a necessity for Lakes Region towns and cities in recent months. A proposed development in Meredith, which would have provided affordable housing for seasonal and traveling employees of businesses there, was withdrawn after org



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considerable opposition from local residents. There were zoning issues at play, and their request may have been denied, but Ryan Cardella of East Coast Flightcraft described an innovative approach to tackling the lack of affordable housing for workers there.

And in Laconia, the city's ownership of a large parcel of land at the intersection of Old North Main Street and Parade Road spurred discussion on what sort of housing development may benefit city residents and workers to the highest degree. Mayor Andrew Hosmer expressed his interest in seeing affordable options developed for teachers, firefighters, police officers and municipal employees, among others.

But enforcement mechanisms aside, financial incentives to developing workforce housing are scarce if they exist at all. Language in the law mandating that workforce housing proposals must be reasonable and realistic are interpreted to mean that developments must be economically viable, Frometa Jr. explained.

"Proposals for workforce housing have to be able to return a reasonable profit to developers," Frometa Jr. said. "Empty promises would not put municipalities into compliance with the workforce housing law. This is one of the first distinctions between affordable housing and workforce housing — there is a financial bottom-line that is imposed onto workforce housing that doesn't exist for things such as housing choice vouchers and Section 8 housing, which has the developed and matured financial support of the government."

The state law requirement that someone must make up to 100% of the Area Median Income to be eligible may be counterproductive if it causes new residents to lose eligibility upon receiving a salary raise. Hosmer, who attended the meeting, asked if AMI requirements could be adjusted by a municipality rather than the state legislature, and Frometa Jr. said he wasn't sure.

Kara Sweeney, director of Preti Flaherty, said the state statute is meant to prevent municipalities from zoning out workforce housing developments.

"There is a necessary nexus, you can do whatever you want, you just can't zone them out," Sweeney said. "There is a difference between what it's called and how you get it built and how you get it paid for when you operate it."

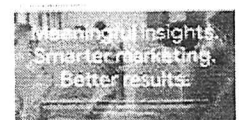
Patrick Wood, who is a board member of Laconia Housing, said its clear there are not enough incentives to developing workforce housing.



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“There’s no benefit or no incentive from the state to provide this,” Wood said. “There’s nothing that says, ‘If you do this, you get this in return.’ This is to make sure that it’s available, it’s possible, but there’s nothing that says, ‘Hey, you’re going to get some benefit out of this.’”

“That’s the problem with the legislation as it’s written,” Frometa Jr. said. “It wants an ideal but does not incentivize people going out to do it, especially when certain counties and municipalities might have a constituency that is averse to workforce housing.”



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Land Use & Planning Board

From: Sarah Stoppe [REDACTED]
Sent: Wednesday, September 25, 2024 12:44 PM
To: Land Use & Planning Board
Subject: Tonights Meeting and Letter to the Board
Attachments: Letter to the Planning Board.pdf; Petition - Google Docs.pdf

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Dear Ashland Planning Board,
Please see the attachments regarding concerns of many taxpayers and citizens of Ashland.
Sincerely,
Sarah Stoppe

9/25/2024

Dear Members of the Ashland Planning Board,

I am writing on behalf of the citizens and taxpayers of Ashland, New Hampshire, who oppose the Mill Pond Affordable Housing project. The Vision Statement in our Master Plan asserts, "The town of Ashland's location as the geographical center of the state and its beautiful, natural amenities provide for an exceptional quality of life for citizens and visitors." Unfortunately, this proposed project will not enhance the quality of life for our residents.


One primary concern among residents is the use of 99 Main Street and the need for an additional road to accommodate traffic from the Mill Pond project. This development would necessitate relocating parking for community activities, as well as moving the gazebo and ice skating rink. The influx of new families would increase the demand for recreational facilities, not diminish it. As outlined in RSA 674:2 - Master Plan: Section (f), our plan includes a recreation section that identifies existing areas and addresses future needs. The Master Plan states, "This seven-acre park located on 99 Main Street (US Route 3) is the principal recreational complex in town" (Chapter 5, page 5-2). It further emphasizes the importance of adhering to New Hampshire's municipal standards to ensure adequate provision of recreational services tailored to community needs (Chapter 5, page 5-3). Unfortunately, the Town of Ashland and the Mill Pond project have not adequately addressed these concerns, leading to additional costs for taxpayers.

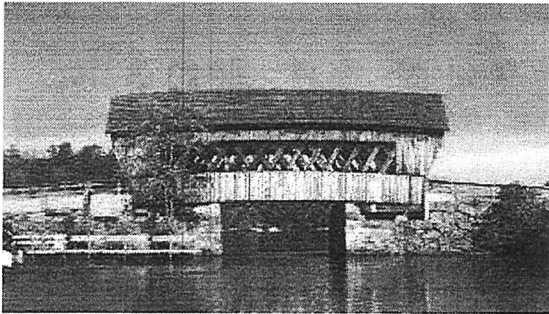
Another significant concern is the potential impact on longtime residents' ability to pay their taxes. The Ashland Master Plan notes, "Fixed incomes may limit affordability" (Chapter 3, page 3-9). Residents fear they may no longer be able to afford their tax payments, forcing them to leave homes they intended to remain in for life. This would disproportionately affect our aging population, which constitutes a substantial portion of Ashland's residents.

Finally, we must consider the safety needs of our community. The Master Plan indicates, "The department does not provide ambulance service, which is instead provided through a contract agreement with the Town of Plymouth" (Chapter 6, page 6-4). The addition of a new neighborhood will likely impose further demands on our public safety resources, which will inevitably increase expenses for taxpayers.

In conclusion, the concerns surrounding the Mill Pond Affordable Housing project are significant and multifaceted. We urge the Planning Board to reconsider this proposal in light of its potential impact on our community.

Thank you for your attention to these important matters.

Sincerely,
Sarah Stoppe (Ashland Tax Payer)
PO Box 24, Plymouth NH




Started

August 6, 2024

As a concerned local tax payer of Ashland, NH, this Mill Pond Housing Project is more than a building plan - it is a threat to our community and our way of life. The proposed project, hidden under the umbrella of "affordable housing," threatens to increase taxes on the already burdened taxpayers, stretch our emergency services past their limit, and negatively impact our local school system.

Increased taxes are not mere numbers on a page. They mean less food on our tables, fewer resources for our children, and additional financial stress on families and individuals alike. With the introduction of this project, the people of Ashland are faced with a heavy tax burden.

Next, our emergency services are already spread thin in dealing with the needs of our existing community. Additional demands on these services would push us to break points from which recovery may take years, if not decades.

Lastly, and notably, our school system will be dramatically affected. Increased housing often leads to increased student enrolment. With our existing resources, classrooms are already strained. More students mean fewer resources for each child - a situation that could have long-lasting detrimental effects on our children's future.

For these reasons, we ask you to join us in opposing the Mill Pond Housing Project. Our community will not silently stand by as our livelihoods are threatened. Your signature is powerful. It is a message to the authorities that Ashland deserves better.

Name	City	State	Postal Code	Country	Signed On
Sarah Stoppe				US	8/6/24
Sloane French	Ashland	NH	3217	US	8/6/24
Cindy Chiasson	Manchester	NH	3102	US	8/6/24
Jonathan Lust	Plymouth	NH	3264	US	8/6/24
Eric Potter	Ashland	NH	3217	US	8/6/24
Lori Mayo	Meredith	NH	3253	US	8/6/24
Scott Bishop	Ashland	NH	3264	US	8/6/24
Dianna Johnson	Ashland	NH	3217	US	8/6/24
Lara Chulack	Ashland	NH	3217	US	8/6/24
Benjamin Vachon	Ashland	NH	3217	US	8/6/24
Ginger Grant	Ashland	NH	3217	US	8/6/24
Therese Linden	Plymouth	NH	3264	US	8/6/24
Michael Vachon	Ashland	NH	3217	US	8/6/24
George Chase	Milton	MA	2186	US	8/6/24
Alicia Mcdonald	Boston	MA	2124	US	8/6/24
Lisa Bailey	Plymouth	NH	3264	US	8/6/24
Peter Chulack	Ashland	NH	3217	US	8/6/24
Jon Inwood	Brooklyn	NY	11226	US	8/6/24
Mike Hutchins	Plymouth	NH	3264	US	8/6/24
Andrew Vachon	Plymouth	NH	3264	US	8/6/24
MICHAEL SURIANI	Plymouth	NH	3264	US	8/6/24

Steven Zannini	Hampton	NH	3842	US	8/6/24
Dustin Fleury	Ashland	NH	3217	US	8/6/24
Crystal Tsantoulis	Ashland	NH	3217	US	8/6/24
Christine Mason	Ashland	NH	3217	US	8/6/24
Carole Berry	Plymouth	NH	3264	US	8/6/24
Craig bozek	Ashland	NH	3217	US	8/6/24
Ron Ballou	Plymouth	NH	3264	US	8/6/24
Hillary Moore	Plymouth	NH	3264	US	8/6/24
Chad Downing	Plymouth	NH	3264	US	8/6/24
Susan Hicks	Plymouth	NH	3264	US	8/6/24
dana lott	Ashland	NH	3217	US	8/6/24
Amy Gagliardi	Ashland	NH	3217	US	8/6/24
Judy Dupuis	Plymouth	NH	3217	US	8/6/24
Samantha Leahy	Plymouth	NH	3264	US	8/6/24
Becky Zumbach	Ashland	NH	3217	US	8/6/24
Jade Dane	Ashland	NH	3217	US	8/6/24
Denise Sullivan	Ashlsnd	NH	3217	US	8/6/24
Madison Davis	Ashland	NH	3217	US	8/6/24
Sara Langmaid	Ashland	NH	3217	US	8/6/24
Elias Pearso	Ashland	NH	3217	US	8/6/24
Scott Langmaid	Plymouth	NH	3264	US	8/6/24
Nathan Coolidge	Ashland	NH	3217	US	8/6/24
Jessica Sullivan	Malden	MA	2148	US	8/6/24

Zac Stoppe	Plymouth	NH	3264	US	8/6/24
Michael Vogel	New Hampton	NH	3256	US	8/6/24
Amy Sharpe	Ashland	NH	3217	US	8/6/24
Joe Mazzone	Morganville	NJ	7751	US	8/6/24
Natasha Wilcoxson	Plymouth	NH	3264	US	8/6/24
Deb Perdue	Ashland	NH	3217	US	8/6/24
Julia Smith	Ashlan	NH	3217	US	8/6/24
Rachael Manna	Meredith	NH	3253	US	8/6/24
Gary Doyon	River rd	NH	3217	US	8/6/24
Lee Bavis	Ashland	NH	3217	US	8/7/24
Christina Kostelak	Ashland	NH	3217	US	8/7/24
Patricia Suriani	Plymouth	NH	3264	US	8/7/24
Linda Krasner	Ashland	NH	3217	US	8/7/24
Anna Swanson	Ashland	NH	3217	US	8/7/24
Asa Ammarin	Ashland	NH	3217	US	8/7/24
Kate Dwyer	Plymouth	NH	3264	US	8/7/24
Margaret Doyon	Ashland	NH	3217	US	8/7/24
Steven Dwyer	Ashland	NH	3217	US	8/7/24
Josh Mackay	Ashland	NH	3217	US	8/7/24
Kelli Mackay	Ashalnd	NH	3217	US	8/7/24
James Altieri	Ashland	NH	3217	US	8/7/24
Michelle Manion	Plymouth	NH	3264	US	8/7/24
Christine Fenn	Plymouth	NH	3264	US	8/7/24

Catherine Pinto	Ashland	NH	3217	US	8/7/24
Britney Moir	Ashland	NH	3217	US	8/7/24
Rianne Come	Ashland	NH	3217	US	8/7/24
Barbara Sharrow	Plymouth	NH	3264	US	8/7/24
Cathy Landroche	Ashland	NH	3217	US	8/7/24
Kimberlee Coleman	Plymouth	NH	3264	US	8/7/24
Elvin Lara	Antioch	TN	37013	US	8/7/24
Kathleen Hagerty	Ashland	NH	3217	US	8/7/24
Colby Moore	Worcester	MA	1605	US	8/7/24
Jeff Mudgett	Ashland	NH	3217	US	8/7/24
Roger Chiasson	Manchester	NH	3102	US	8/7/24
Reid Stoppe	Ashland	NH	3217	US	8/7/24
Adam Groulx	Plymouth	NH	3264	US	8/7/24
Carole Palmer	Ashland	NH	3217	US	8/7/24
Kathi Sheer	Plymouth	NH	3264	US	8/7/24
Brynne Salmon	Raleigh	NC	27610	US	8/7/24
Tim Sweetsir	Plymouth	NH	3264	US	8/7/24
Andrew Solomon	Ashland	NH	3217	US	8/7/24
Brianna Fogg	Ashland	NH	3217	US	8/7/24
Michael Dowd	Sutton	MA	1590	US	8/7/24
Brian Landroche	Ashland	NH	3217	US	8/7/24
Dekota Landroche	Ashland	NH	3215	US	8/7/24
Brandyn Bassett	Boston	MA	2119	US	8/7/24

Eliza Styczynski	Ashland	NH	3217	US	8/7/24
Jacob Styczynski	Ashland	NH	3217	US	8/7/24
Cara Tilton	Ashland	NH	3217	US	8/7/24
Ruth Rhoades	Plymouth	NH	3264	US	8/7/24
Terry Comeau	Plymouth	NH	3264	US	8/7/24
Yvonne Downed	Boston	MA	2119	US	8/7/24
Jerome Landroche	Ashland	NH	3217	US	8/7/24
Tanya Heath	Ashland	NH	3217	US	8/7/24
Mary Chulack	Ashland	NH	3217	US	8/7/24
Philip Latvis	Plymouth	NH	3264	US	8/8/24
Debra Sweetsir	Ashland	NH	3317	US	8/8/24
Jesse Farris	Ashland	NH	3217	US	8/8/24
Rita Farris	Ashland	NH	3217	US	8/8/24
Alana Preziosi	Swedesboro	NJ	8085	US	8/8/24
Tim Maurer	Anaheim	CA	92808	US	8/8/24
Sisan Latvis	Plymouth	NH	3264	US	8/8/24
lauren littlebear	Plymouth	NH	3264	US	8/8/24
Rachel Robie	Tilton	NH	3276	US	8/8/24
Lisa Lundquist	Ashland	NH	3264	US	8/8/24
Tim Sweetsir	Plymouth	NH	3264	US	8/8/24
William Doucette	Ashland	NH	3217	US	8/8/24
Ashley Simpson	Princeton	WV	24739	US	8/8/24
Amanda Cote	Plymouth	NH	3264	US	8/8/24

Tami Jaquith	Ashland	NH	3217	US	8/8/24
Alicia Huysmans	Concord	NH	3301	US	8/8/24
Ashlie Solomon	Plymouth	NH	3264	US	8/8/24
Calla Jones	Plymouth	NH	3264	US	8/8/24
Hannah Gentile	New hampton	NH	3256	US	8/8/24
Hobart Linda	Allston	MA	2134	US	8/8/24
Nancy Page	Ashland	NH	3217	US	8/8/24
Jessie Munroe	Ashland	NH	3217	US	8/8/24
Heather Chamberlin	Ashland	NH	3217	US	8/8/24
Danielle Vachon	Plymouth	NH	3264	US	8/9/24
Joseph Chapdelaine	Ashland	NH	3217	US	8/9/24
Donna Locurto	Plymouth	NH	3264	US	8/9/24
Austin Ward	Corvallis	OR	97330	US	8/9/24
Hailey Hunt	Ashland	NH	3217	US	8/9/24
Katherine Fitzpatrick	Plymouth	NH	3264	US	8/9/24
John Nicholas Dunn	New Hampton	NH	3256	US	8/9/24
Diane Nault	Ashland	NH	3217	US	8/9/24
LouAnn Barton	Wilmington	NH	3217	US	8/9/24
Josh Standiford	Lake Zurich	IL	60047	US	8/9/24
Stephaine Brown	Texarkana	TX	75501	US	8/9/24
Carla Fuentes	Spring	TX	77389	US	8/9/24
Sha'khiala Hill	Shreveport	LA	71118	US	8/10/24
Mike Bagge	Holderness	NH	3245	US	8/10/24

Ami Fouts	Ashland	NH	3217	US	8/10/24
Brita Stevens	Ashland	NH	3217	US	8/10/24
Bryan Ziolkowski	Plymouth	NH	3264	US	8/10/24
keinaea smith	Houma	LA	70364	US	8/10/24
Anthony Inkel	Plymouth	NH	3264	US	8/10/24
Lisa Staples	Plymouth	NH	3264	US	8/10/24
Shaiyana Christian	Plymouth	NH	3264	US	8/11/24
Allister Layne	Conyers	GA	30094	US	8/11/24
MICHELLE GONZALES	Las Vegas	NV	89156	US	8/11/24
Dale Brown	Rockville Centre	NY	11570	US	8/12/24
Saige Inkel	Plymouth	NH	3264	US	8/12/24
Cory Sweetsir	Ashland	NH	3217	US	8/12/24
Melody Christenson	Chicago	IL	60005	US	8/12/24
Adam Kaluba	Burleson	TX	76028	US	8/13/24
Hassan Paria				US	8/13/24
Hilary Kimble Sadlowski	Dover		19901	US	8/13/24
Jack Huckstep	Louisiana	MO	63353	US	8/13/24
Haley Contreras	Elwood	IL	60421	US	8/13/24
Wendy Carter	Salem	NH	3079	US	8/13/24
Erika Rikhiram	Clermont	FL	34711	US	8/14/24
Paul Sullivan	Plymouth	NH	3264	US	8/14/24
Donald Trump	White House	WA	70887	US	8/15/24
Alisha Wendelboe	Ashland	NH	3217	US	8/15/24

Max Dos Santos	Davenport	FL	33897	US	8/15/24
Natasha Woods				US	8/15/24
Drew Hegedus	Parkville		21234	US	8/16/24
Mitzi Crowe	Boston	MA	2116	US	8/16/24
Bruce Caven	Laconia	NH	3246	US	8/17/24
Dave Shaner	New Hampton	NH	3256	US	8/18/24
J Hays	New Hampton	NH	3256	US	8/23/24
Jaron Downes	Plymouth	NH	3264	US	8/26/24
Corina Brooks	Plymouth	NH	3264	US	8/29/24
Meg Fournier	Ashland	NH	3217	US	8/29/24
Jason Gray	ashland	NH	3217	US	8/29/24
Timothy Alexander	Ashland	NH	3217	US	8/29/24
Jeanne Goodwin	Ashland	NH	3217	US	8/29/24
Carrie Graton	Ashland	NH	3217	US	8/29/24
Chuck Carey	Ashland	NH	3217	US	8/29/24
Brenda Brearley	Plymouth	NH	3264	US	8/30/24
Joel Blazquez	Encinitas	CA	92024	US	8/31/24
R T	Los Angeles	CA	91356	US	8/31/24
Jonathan Wydola	Plymouth	NH	3264	US	9/4/24
Rachyll Swenson	Laconia	NH	3246	US	9/4/24
Jessica ZazaJessica Zaza	Laconia	NH	3249	US	9/7/24
Monica Harper	Ashland	NH	3217	US	9/11/24

Land Use & Planning Board

From: Aaron .Sliski [REDACTED] >
Sent: Tuesday, October 22, 2024 2:47 PM
To: Land Use & Planning Board
Subject: Notes about abutter of dam

You don't often get email from aaron.sliski@gmail.com. [Learn why this is important](#)

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Hey,

I have a couple of notes I'd like to be brought up on tomorrows meeting with the abutter of our dam.

The first note is that the road they are putting in will be able to have heavy trucks and cranes go across them without damage.

Second is that looking at a old plan it seems like to get to our facility, their plan includes two small traffic circles. Those circles in the plan would be very difficult for a tractor trailer to be able to get to our facility. I may have old plans but I just want to make clear that definitely in the future large equipment has to be able to get to our site.

They seem like they are trying to do the right thing and we appreciate it, we just want to make sure that in the early phases here that they are aware.

Thanks for letting us know about this and we appreciate it and look forward to working with everyone on our project.

Thanks!



October 21, 2024

Kendall Hughes, Chair
Planning Board
Town of Ashland
Ashland, NH 03217

Via email to landusepb@ashland.nh.gov

Dear Chair Hughes & Members of the Planning Board:

I write to express MVSb's support for the applications submitted by Lakes Region Community Developers (LRCD) for subdivision and site plan review for the Mill Pond site. Please include this letter in the record of the October 23, 2024 public hearing on these applications.

It is my understanding that LRCD's project will remediate a brownfields site, add 76 rental units of workforce housing to the local housing market, and enable Pemi-Valley Habitat for Humanity to develop four single-family homes for families of modest means. We welcome this activity because it will address the workforce housing shortage and have a positive impact on our local economy.

As a community bank, we distinguish ourselves by the high level of service we provide to our customers. Unfortunately, it has become increasingly difficult for us to find qualified employees to fill entry-level positions. One of the reasons is that candidates are not able to secure suitable housing they can afford within a reasonable commuting distance of our bank branches. I anticipate that the Mill Pond project will provide an excellent housing option for some of our employees and the employees of many of our business customers. For this reason, I hope you will approve LRCD's applications.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads 'Mr. Weeks'.

Marcus Weeks
President