

**SPECIAL MEETING
BOARD OF MAYOR AND ALDERMEN
(PUBLIC HEARING – ZONING AMENDMENT)**

January 17, 2023 at 6:30 PM

Mayor Craig called the meeting to order.

Mayor Craig called for the Pledge of Allegiance, this function being led by Alderman Trisciani.

A moment of silence was observed.

The Clerk called the roll.

Present: Alderman Cavanaugh, Stewart, Long, Fajardo, T. Sapienza, Sharonov, Trisciani, Levasseur, Heath, E. Sapienza, Burkush, Barry, Gamache, George-Kelly

The Clerk presented the proposed Zoning Ordinance change:

1. "An Ordinance amending the Zoning Ordinance, Chapter 155 of the Manchester Code of Ordinances, to establish lower school impact fees for dwelling units with less than 2 bedrooms and less than 900 square feet of gross floor area and to make minor clarifications to existing language."

Mayor Craig requested that the Director of Planning and Community Development make a presentation.

Jeff Belanger, Planning & Community Development Director, stated the zoning amendment proposal that is before you is pretty straight forward. I will give you a brief synopsis and then I would be happy to answer any questions. The purpose of the proposal is to reduce the impact fees, the school impact fees, for small dwellings in the city. You may be aware that there are two types of impact fees in the city. There are fire impact fees and there are school impact fees. This would not touch the fire impact fees. This would solely be about the school impact fees and it would establish a new category of fees, a lower category, for dwelling units that meet certain criteria. That criteria are the dwelling unit would need to be less than 900 square feet and less than two bedrooms. This would mostly apply to studio apartments, one-bedroom apartments

and accessory dwelling units. For a little background, the Planning Board and a lot of applicants to the Planning Board have raised concerns for a while that the fees for apartments seemed disproportionate. It seemed like the fees for the smaller units were maybe a little too high given the low likelihood that those small units would house school aged children as opposed to the larger units. We took that feedback and the Planning Department contracted with a consultant, the same consultant who wrote this ordinance initially in 2016 and 2017. We asked him to relook at his data and figure out if those comments were supportable based on the evidence he had in front of him from all of the data he had pulled and if, in fact, there was a significant difference between the larger and smaller units. He came back and said that there was and that in fact the smaller units did produce far fewer children for the school district. We worked together to come up with a reasonable fee structure and that is what you will see on the second page of the packet that you have in front of you. If you look toward the bottom of the second page, you will see there is a fee table and it lays out the two different categories of fees. Column A on the left is the new fees and those are for, as you will see, a number of different dwelling types – single-family detached, townhouse, two-family, accessory dwelling units and multi-family and those apply across the board so any of those types of dwelling units could qualify for the smaller fees. Again, we think it will most likely apply to apartments and accessory dwelling units. In Column B are the fees that exist today and those would still apply to any dwelling unit that doesn't meet the criteria of less than 900 square feet and less than two-bedrooms. The only other thing I will mention while we are looking at this table is that you will see towards the bottom there is a strike-through and deletion of single room dwelling units. Those would be things like SRO's, congregate housing, and boarding housing. As our consultant was looking at the data, he said there isn't really a lot of evidence to support charging any fees at all for these types of dwelling units because they don't create children. We propose to strike that and not have a fee for those. The only other thing I would like to just mention quickly is that we brought this to the Planning Board last month, they reviewed it and approved it. I would be happy to answer any questions.

Alderman Trisciani stated thank you for doing this. I know when I was on the Planning Board this was something that we were trying to get to due to the number of requests

we were getting on school impact fees and the change in buildings and properties that are being built. I absolutely appreciate that and I would encourage my fellow aldermen to vote in favor of this.

Alderman Levasseur asked this is not retroactive.

Mr. Belanger answered no.

Alderman Levasseur asked will it take effect at the next meeting.

Mr. Belanger stated it went to B2R today and it has to go to Accounts.

Alderman Levasseur asked did you do an accounting on how much it will be in deference to the school district.

Mr. Belanger responded no. The school district is paying for bonding through 2040 at least. These fees are useful but we felt that you have to look at the data and have that drive the decision. Based on the comments we got and the findings from our consultant we had to go in this direction.

Alderman Levasseur stated well I was crying about it for the four years I sat on the Planning Board. When we pass this in two weeks, it will only affect new permits going forward correct and not any permit that has already been pulled?

Mr. Belanger replied correct.

Alderman E. Sapienza stated for the sake of clarity, we are talking about building permits here correct. These are one time things?

Mr. Belanger answered absolutely. These are one time things that are either assessed at the time of Planning Board approval or at the building permit approval. Yes, you are right it is a one-time thing.

Mayor Craig called for those wishing to speak in favor of the proposed Zoning Ordinance change.

There were none.

Mayor Craig called for those wishing to speak in opposition to the proposed Zoning Ordinance change.

There were none.

*This being a special meeting of the Board, no further business can be presented and on motion of **Alderman Cavanaugh**, duly seconded by **Alderman Stewart**, it was voted to adjourn.*

A True Record. Attest.

A handwritten signature in black ink, appearing to read "Matthew Normand". The signature is fluid and cursive, with a long horizontal stroke at the end.

City Clerk