

**Town of Barrington
Public Meeting
Barrington Housing Master Plan Steering Committee Meeting #4**

**Wednesday, January 31, 2024 4:00PM – 6:00 PM
TOWN HALL LAND USE CONFERENCE ROOM @ TOWN HALL
4 SIGNATURE DRIVE
BARRINGTON, NH 03825**

Meeting Minutes

Committee Members Present: Joyce Cappiello, Tracy Hardekopf, Gilbert Smith, John Driscoll

Committee Member Absent: Jamey Jameson, Bob Caverly

Staff Attendees: Vanessa Price

SRPC Staff Attendees: Lisa Murphy, Jackson Rand, Natalie Moles

The Barrington Steering Committee will hold a work session on Wednesday, December 13, 2023, concerning the following agenda items for discussion:

**Primary purpose of the meeting: Housing Committee Workshop Part II: Housing
Community Workshop: Scenario Planning**

1. Introduction of Staff and Housing Steering Committee.
2. Scenario Planning. (Presentation attached to the meeting minutes.)

SRPC presented the results of the community survey for housing related challenges for Barrington. The top results will be analyzed by the housing committee to determine the goals for the housing chapter. Jackson Rand presented scenario planning and build out analysis. The build out analysis is method for communities to model development that would occur under their current regulations for zoning and land use. The three scenarios presented were determined from the housing subcommittee's last meeting.

The base scenario showed the existing conditions under current zoning and the number of the non-conforming lots. Scenario one showed the growth when all zoning districts were to be increased to 3 acres. This scenario shows the number of non-conforming lots utilizing this scenario. Discussion by the committee members about how this type of growth shows sprawl through out the town. Scenario two showed the increase in general residential to 3 acres. The housing committee discussed these results and showed that growth slowed down minimally.

The housing committee and SRPC discussed how these scenarios demonstrate growth patterns based on zoning and potential zoning scenarios. Growth will continue to occur residential and/or commercial, and how to plan and support new housing while maintaining the rural character of Barrington.

3. Additional Discussion.

The next meeting will focus on goal setting for the updated Master Plan based off the scenario planning discussion and results from the survey. Next Meeting is February 14, 2024 4:00 PM– 6:00 PM to Discuss Goals and Trends.

4. The meeting adjourned at 6:00pm.

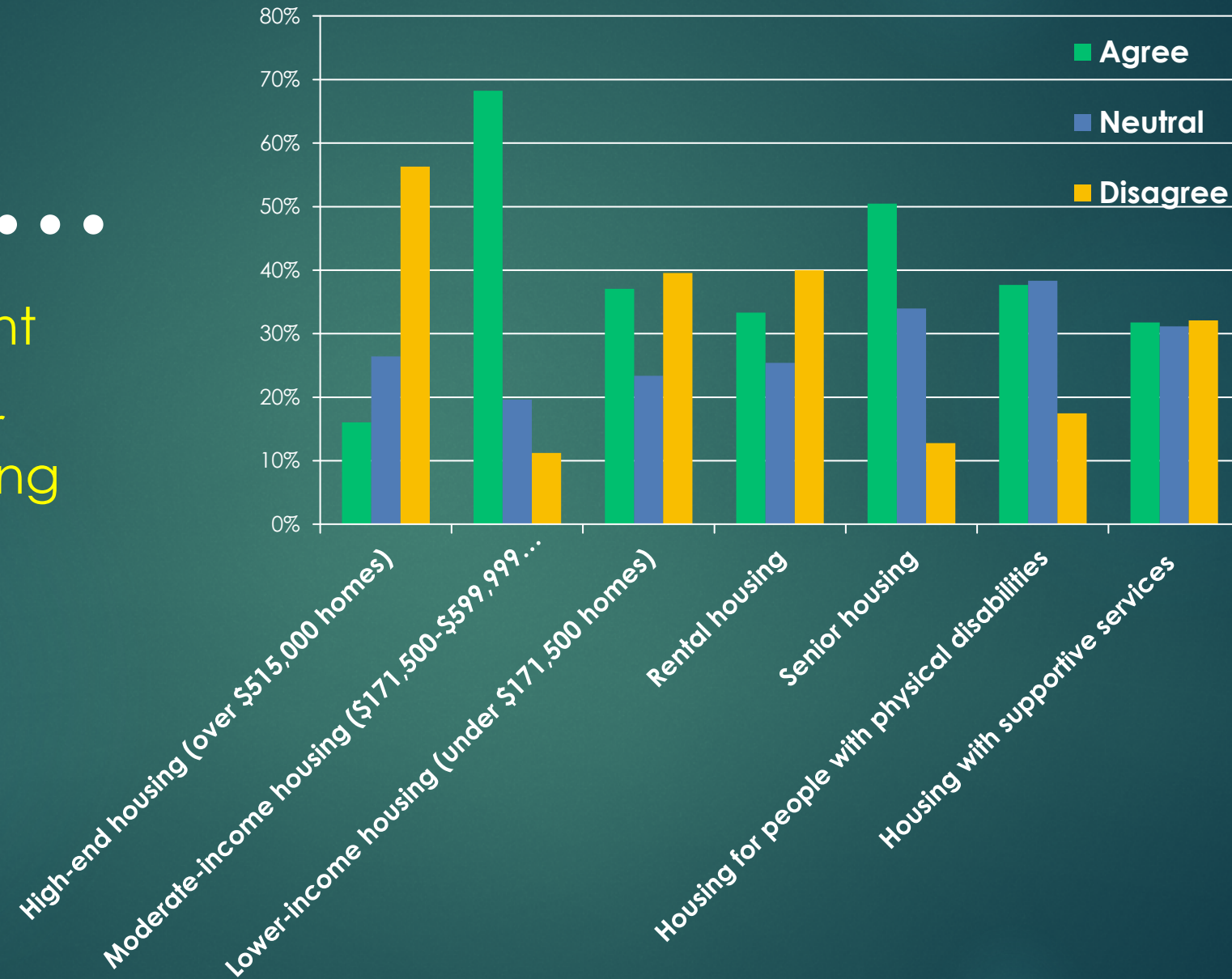


Barrington Housing Scenarios

PRELIMINARY
RESULTS

Survey Says.....

Level of agreement with the need for additional units for each stated housing type.



Survey Results

Housing-related challenges facing Barrington.				
	1	2	3	Total
Cost of housing or rent	50%	22%	10%	82%
Cost of repair, maintenance, or accessibility needs	6%	21%	36%	63%
Homelessness	1%	3%	7%	11%
Neighborhood safety	16%	11%	13%	40%
Availability of housing options (different types)	17%	31%	17%	65%
Housing discrimination	2%	2%	7%	11%
Presence of unkept (or vacant) homes and properties	8%	9%	10%	27%

Barrington Housing

Scenario Planning and Build Out Analyses

- ▶ What is a build out analysis?
 - ▶ A method for communities to model development that would occur under their current regulations for zoning and land use.
- ▶ Why conduct a build out analysis?
 - ▶ These analyses can model what future development and land use patterns could look like under existing conditions if every acre of available land were to be developed.
- ▶ Why conduct alternative build out analyses?
 - ▶ An alternative build out analysis will model what future development and land use patterns could look like if current regulations for zoning and land use are changed.

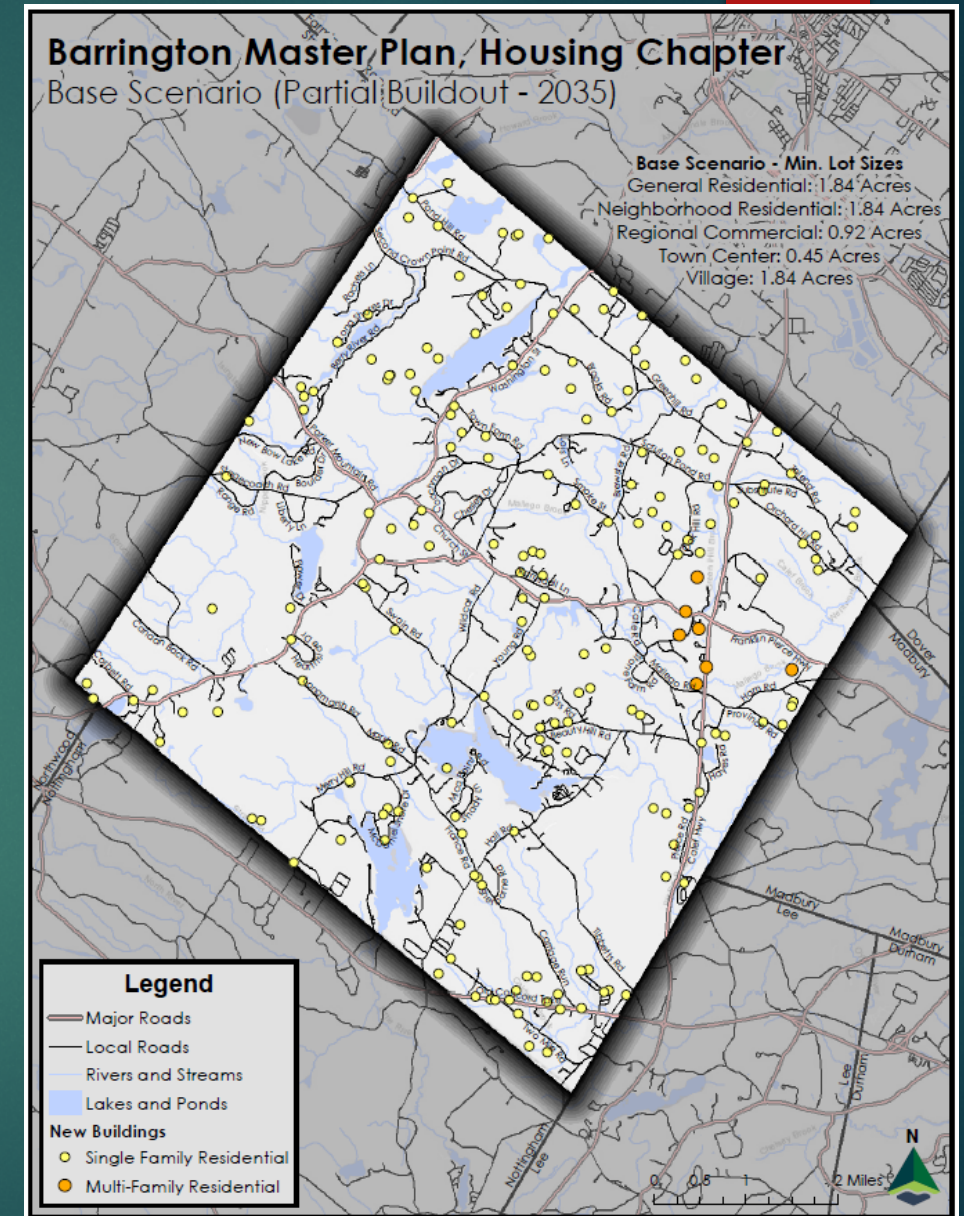
Barrington Housing Methodology

- ▶ Inputs used:
 - ▶ Zoning Districts GIS Data
 - ▶ Zoning Regulations from the Town's Zoning Ordinance
 - ▶ Existing Buildings GIS Data
 - ▶ Constraints to Development GIS Data
 - ▶ Waterbodies
 - ▶ Wetlands
 - ▶ Steep slopes
 - ▶ Cemeteries
 - ▶ Conservation lands
 - ▶ Developed lands
 - ▶ Lands under development

Barrington Housing

Base Scenario: Build Out

Zoning District	Minimum Lot Size (Square Feet)	Minimum Lot Size (Acres)
General Residential	80,000	1.84
Neighborhood Residential	80,000	1.84
Regional Commercial	40,000	0.92
Town Center	20,000	0.46
Village	80,000	1.84

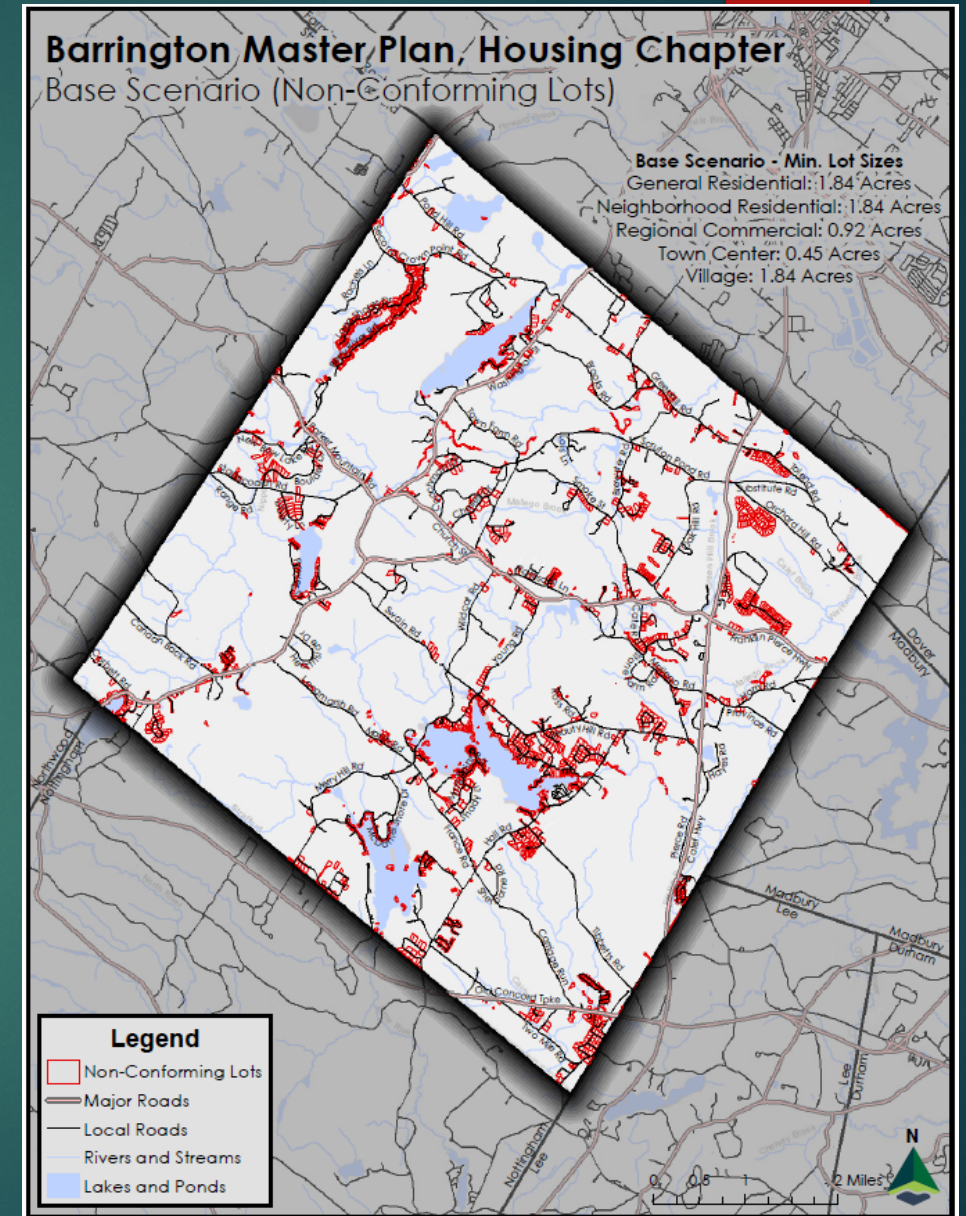


Barrington Housing

Base Scenario: Non-Conformities

Zoning District	Minimum Lot Size (Square Feet)	Minimum Lot Size (Acres)
General Residential	80,000	1.84
Neighborhood Residential	80,000	1.84
Regional Commercial	40,000	0.92
Town Center	20,000	0.46
Village	80,000	1.84

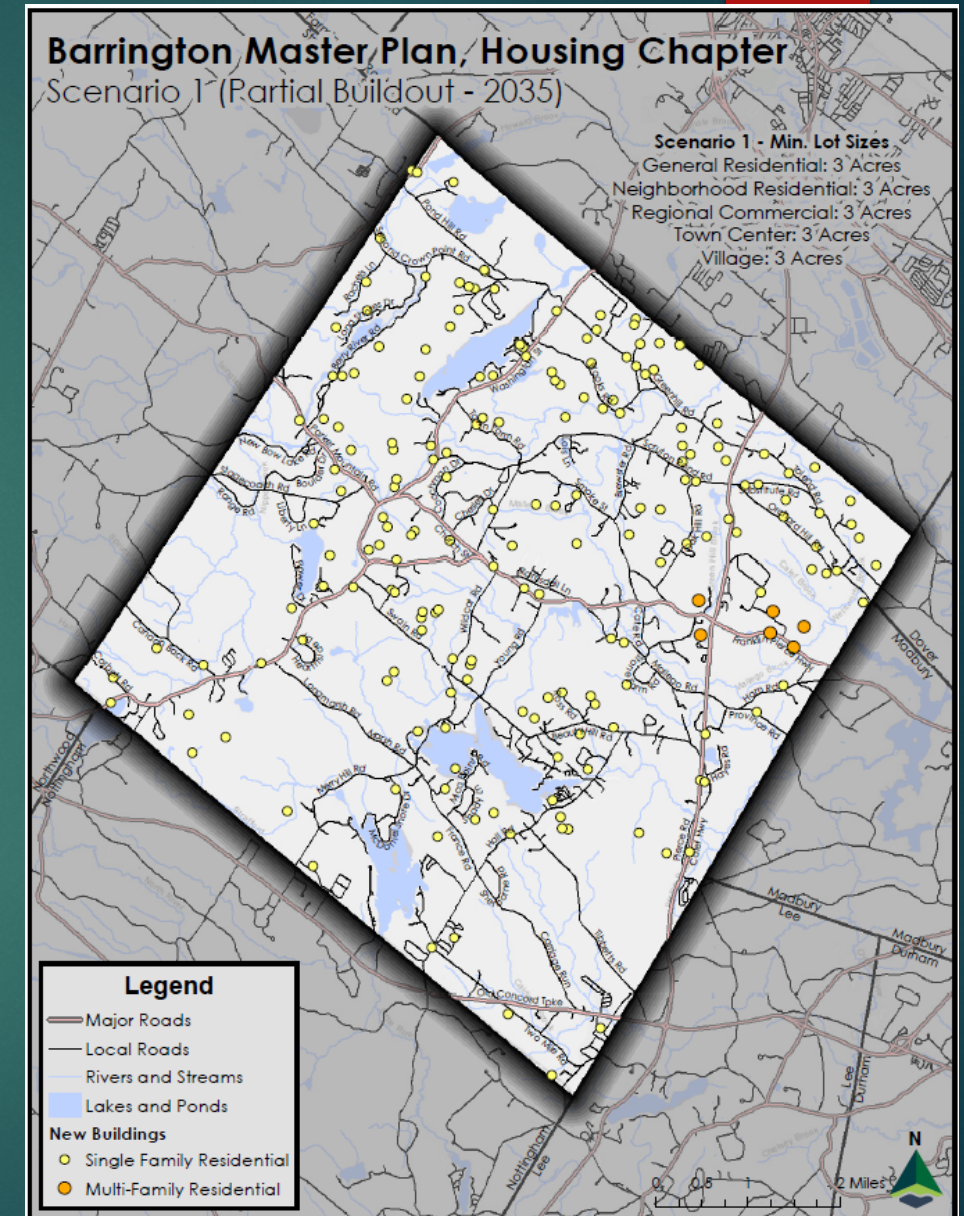
Existing/Base Scenario		
Zoning District	# Non-Conforming Lots	% of Lots Non-Conforming
General Residential	1,949	52%
Neighborhood Residential	187	26%
Regional Commercial	241	56%
Town Center	2	4%
Village	152	54%
Town-Wide Total	2,531	48%



Barrington Housing

Scenario 1: Build Out

Zoning District	Minimum Lot Size (Square Feet)	Minimum Lot Size (Acres)
General Residential	130,680	3
Neighborhood Residential	130,680	3
Regional Commercial	130,680	3
Town Center	130,680	3
Village	130,680	3

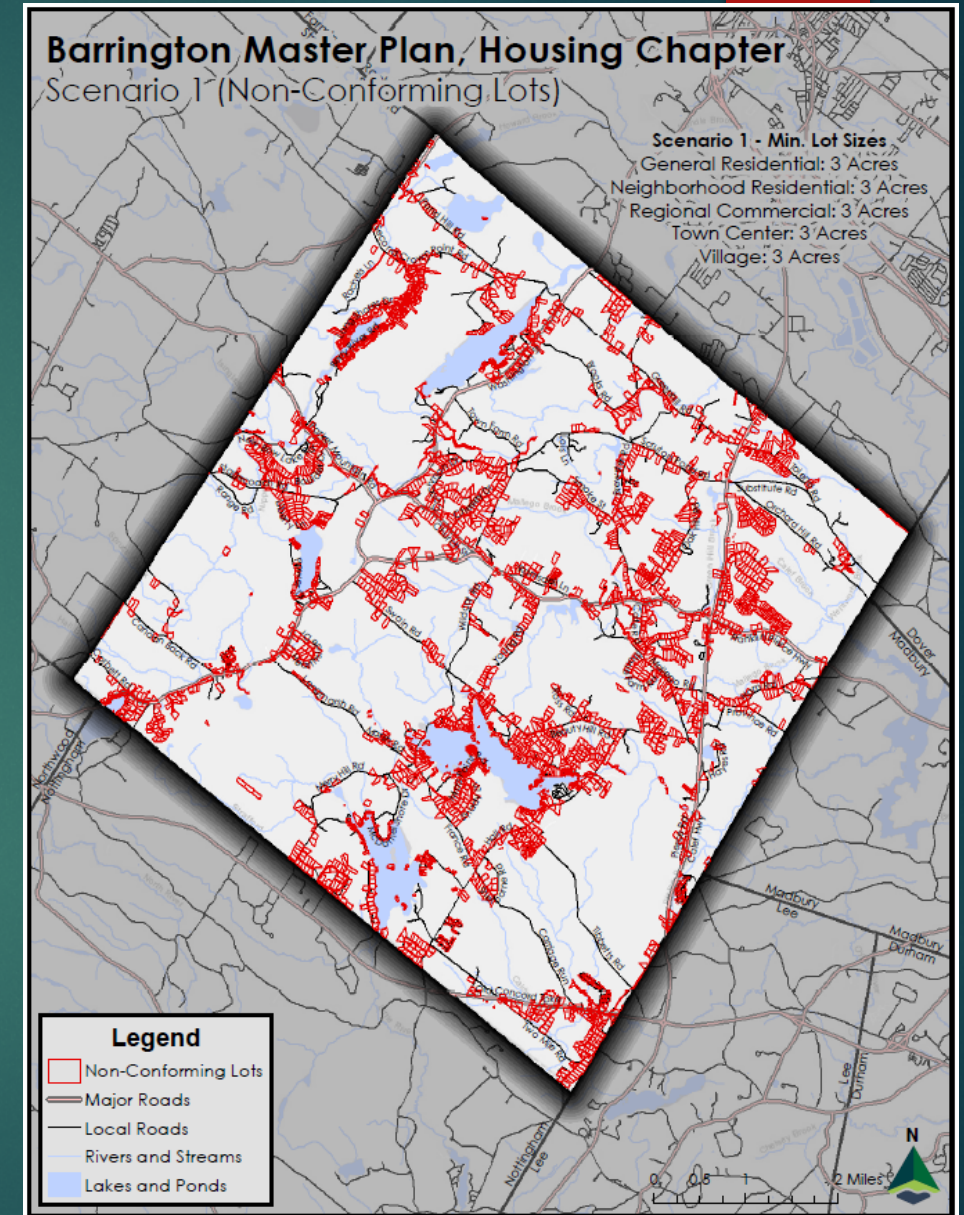


Barrington Housing

Scenario 1: Non-Conformities

Zoning District	Minimum Lot Size (Square Feet)	Minimum Lot Size (Acres)
General Residential	130,680	3
Neighborhood Residential	130,680	3
Regional Commercial	130,680	3
Town Center	130,680	3
Village	130,680	3

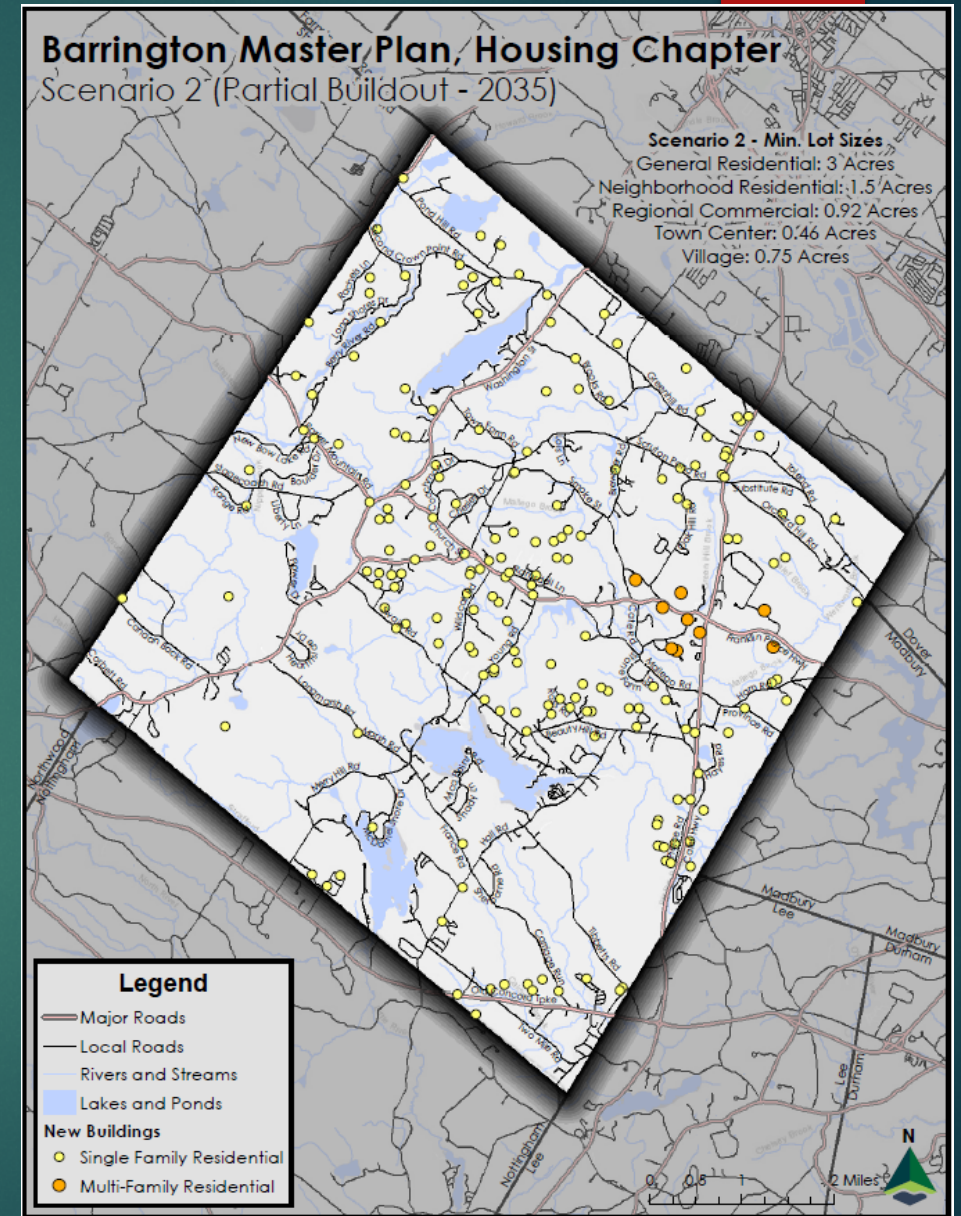
Scenario 1		
Zoning District	# Non- Conforming Lots	% of Lots Non- Conforming
General Residential	2,687	71%
Neighborhood Residential	470	66%
Regional Commercial	340	79%
Town Center	29	58%
Village	214	76%
Town-Wide Total	3,740	71%



Barrington Housing

Scenario 2: Build Out

Zoning District	Minimum Lot Size (Square Feet)	Minimum Lot Size (Acres)
General Residential	130,680	3
Neighborhood Residential	65,340	1.5
Regional Commercial	40,000	0.92
Town Center	20,000	0.46
Village	32,670	0.75

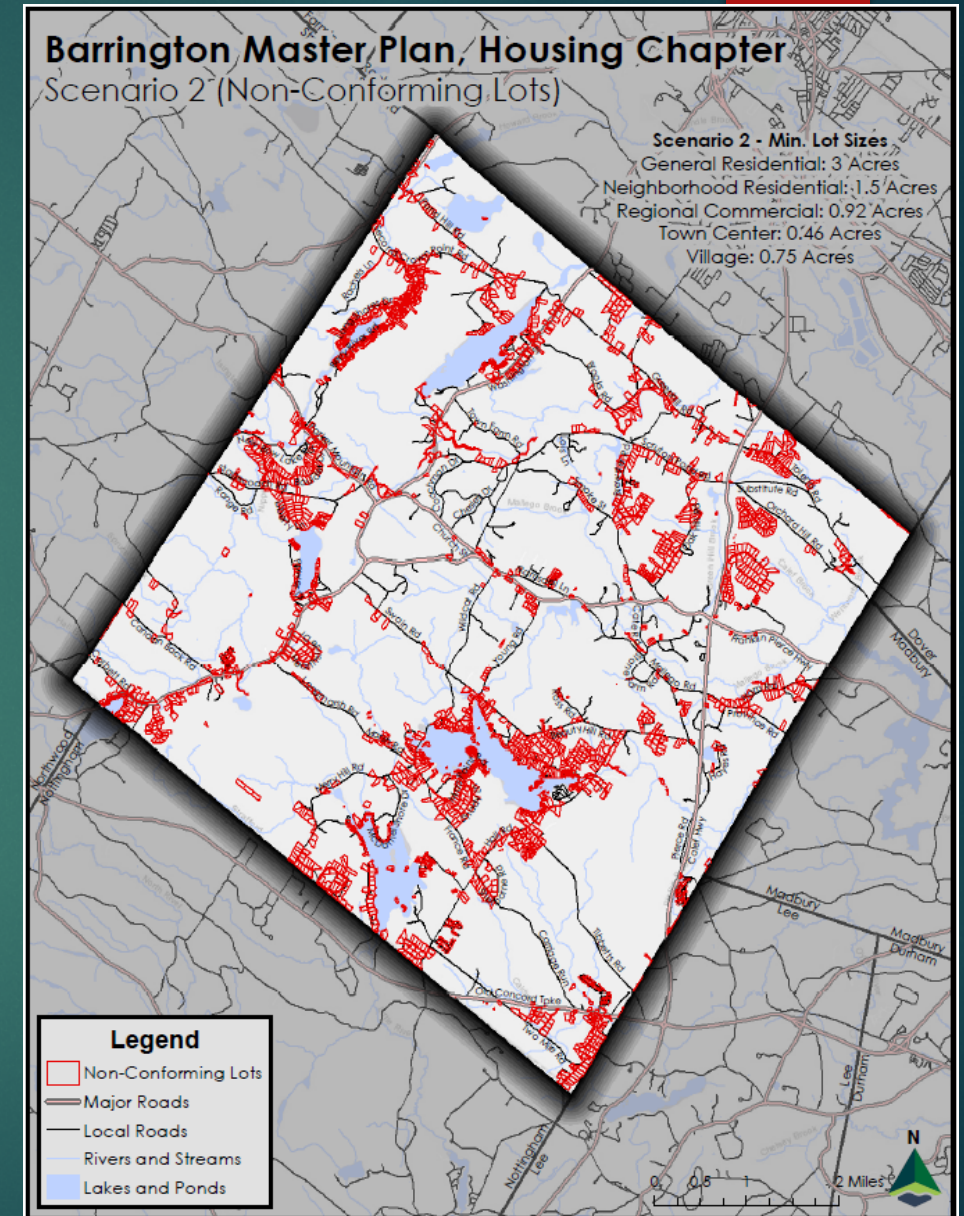


Barrington Housing

Scenario 2: Non-Conformities

Zoning District	Minimum Lot Size (Square Feet)	Minimum Lot Size (Acres)
General Residential	130,680	3
Neighborhood Residential	65,340	1.5
Regional Commercial	40,000	0.92
Town Center	20,000	0.46
Village	32,670	0.75

Scenario 2		
Zoning District	# Non- Conforming Lots	% of Lots Non- Conforming
General Residential	2,687	71%
Neighborhood Residential	132	19%
Regional Commercial	241	56%
Town Center	2	4%
Village	29	10%
Town-Wide Total	3,091	59%



Barrington Housing

Summary of Non-Conforming Lots by Scenario

	Existing/Base Scenario		Scenario 1		Scenario 2	
Zoning District	# Non-Conforming Lots	% of Lots Non-Conforming	# Non-Conforming Lots	% of Lots Non-Conforming	# Non-Conforming Lots	% of Lots Non-Conforming
General Residential	1,949	52%	2,687	71%	2,687	71%
Neighborhood Residential	187	26%	470	66%	132	19%
Regional Commercial	241	56%	340	79%	241	56%
Town Center	2	4%	29	58%	2	4%
Village	152	54%	214	76%	29	10%
Town-Wide Total	2,531	48%	3,740	71%	3,091	59%