

Affordable Housing May Be An Issue In Andover

By Roger Godwin
Board of Selectmen

Take a lawmaking shooter. Load it with a zoning amendment which deliberately disperses future population by frontage and acreage minimums and effectively disallows more than one family per lot. Point it directly at your foot. Pull the trigger.

Congratulations, a great shot! With the advantage of a third of a century's hindsight, it's apparent that our zoning ordinance has made two significant changes in Andover.

First, housing has become progressively more expensive and steadily less affordable for what is usually called "the workforce," the people who make our society run. It is worse for there being no provision in the zoning ordinance for affordable housing, notwithstanding the requirement for such housing brought into state law in 1991 by the state Supreme Court case of Britton v. Chester.

And second, by making housing unaffordable to younger residents, it has tilted the balance of our population: those over 65 now constitute 12% of the population, and by the year 2030 that will become 30%.

But there won't be many more children. Fewer, probably. That's the way the numbers have been going across the state for the last few years.

Smaller numbers haven't lowered our schooling costs: ever-rising state and federal requirements have accomplished a staggering rise instead. But larger numbers of children would not have had much of an effect on the total cost, for the same reason. Our fear of more children has been misplaced.

Nonetheless, the fear of more children has induced town after town to

raise the cost of moving in, through ever more restrictive zoning regulations and/or annual building permit limits.

Andover is right up there with the best of them. Twenty years ago we adopted the subdivision regulations of the very upscale Lyme, adopted to protect itself against feared overspillage from Hanover and Lebanon. And our growth limitation ordinance has had the predictable effect of inducing contractors to put up more expensive homes with higher profit margins. It also created "strip development," which all parties said they hadn't wanted.

Meanwhile, most of my own adult children can't afford housing here, nor can those of others we know. Is this really what we want?

These problems are detailed in *Communities and Consequences: The Unbalancing of New Hampshire's Human Ecology*, and

What We Can Do About It, by demographer Peter Francese and New Hampshire Agriculture Commissioner Lorraine Stuart Merrill. This book is available in the Andover public library or visit PERPublisher.com/per114.html for more information. A video of the issue will soon be broadcast on Andover's Cable TV Channel 8. If you are concerned about how communities develop – and do *not* develop – this is "must" reading.

As we consider our new master plan update and zoning changes, we have to think about not what kind of town we want in future but whether we want one at all.





ALAN K. THOMPSON

INSURANCE AGENCY

CALLING ALL CONTRACTORS!



Are you starting a new business?
Already an established contractor?
It makes no difference to us!
Get started today and call us for a quote!



Annette Oakes MBA, CIC, ACSR - 603-526-2451 Ext. 125
Commercial Lines Manager



276 Newport Road #211
New London, NH 03257
800-392-6532





MARSHALL'S GARAGE, INC.
High Quality Automobile Repairs since 1937

MARSHALL'S GARAGE

High-TECH CAPABILITIES
Old-FASHIONED SERVICE & QUALITY

Across the road from
Elkins Beach on
Pleasant Lake

Visit our Web site at
Marshall'sGarage.com for
discount coupons and
car care tips




ALIGNMENT SPECIAL

\$10 OFF

HYBRID TRAINED
LOCAL CAR RENTAL AVAILABLE
Free loaner cars or courtesy shuttle
For an appointment: **526-6231**
or Marshall'sGarage@gmail.com

mr. steam
& son
services

Carpet & Upholstery Cleaning
Tile & Grout Cleaning
Complete Building Maintenance
Interior Painting • Cordwood

735-5800 • 526-8368

J&B Landscaping & Excavation




- Loam, Mulch, & Stone
- Hydro-Seeding
- Driveways

- Walls
- Septic Systems
- House Sites

For all your dirt working needs
735.5212

NEW LISTING



Beautiful Cape

- 49 Acres with Park-like Grounds
- Large Formal LR & DR
- Gourmet Kitchen w/ FP

New London
\$925,000

NEW LISTING



Sutton Mills Village

- Antique 3 BR New Englander
- Original Features Throughout
- Wonderful Lane River Views

Sutton **\$222,000**



Angeli & Associates
REAL ESTATE

41 Main Street
New London NH 03257



Good Neighbor Award

603-526-2955
www.lakesunapee.net
angeli@tds.net