



TOWN OF  
NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD  
ACCESSORY DWELLING UNITS (ADU)  
SUBCOMMITTEE

Wednesday, Nov 30, 2016

7:30 am.

Town Office 2<sup>nd</sup> Floor

**MEMBERS AND STAFF PRESENT:** Jeremy Bonin, Subcommittee Chair; Paul Gorman, Planning Board Chair and Lucy St. John, Planning and Zoning Administrator.

**MEMBERS ABSENT:** Marianne McEnrue

**OTHERS PRESENT:** Steve Root (Job Seamans Road), John Wilson (Lamson Lane), Kittie Wilson (Lamson Lane), Bev Payne (Bunker Road), Maggie Ford (County Road), Carol Foss (Camp Sunapee Road), Terri Bingham (Little Cove Road), Ron Koron (Camp Sunapee Road), Vicki Koron (Camp Sunapee Road), Jack Sheehan (Checkerberry Lane), Tom Stark (Lakeshore Drive), Sandy Stark (Lakeshore Drive), Rob Prohl (Wilmot Center Road), June Fichter (Lake Sunapee Protective Association in Newbury) and Midge Eliassen (Poor Road)

**Call to Order:** Subcommittee Chair Bonin called the meeting to order at 7:30 a.m.

**Review of the minutes of Nov 9, 2016 and Nov 22, 2016.**

Jeremy Bonin noted that the minutes are not available at this time. John Wilson noted that the minutes are required to be available. Staff noted that this is on her to do list.

**Discussion:** Jeremy Bonin noted that Town Counsel has responded to various questions the subcommittee presented. He provided a brief overview, particularly noting that Town Counsel has previously opined on the issue of “condominiums” and reiterated that that including any language in the ADUs provisions may only serve to invite litigation on the subject, and that it is really up to the Planning Board, as condos come under Subdivision Review. Jeremy Bonin also explained that Town Counsel commented on the issue of Conditional Use Permit and that provisions would be included in the proposed draft language. Conditional Use permit requires review and approval by the Planning Board.

**Public Comment:** Chair Bonin permitted input from the public, thanked them for attending and offering comments.

**Verbal input was received at the meeting from:** Steve Root, John Wilson, Kittie Wilson, Bev Payne, Carol Foss, Terri Bingham, Ron Koron, Jack Sheehan, and June Fichter. Others in the

audience who didn't speak affirmed concurrence of the issues presented. Comments included concerns about the following issues.

- ✓ Conditional Use permit process, requirements, public hearing and if abutters would be notified. Chair Bonin and Chair Gorman agreed that abutter notice would be a requirement.
- ✓ Constraints on growth need to be addressed.
- ✓ Density is an issue, need to look at what the Master Plan says about Build-Out
- ✓ Detached ADUs- and if allowed, only allow them in areas with public sewer and water.
- ✓ Detached units are not wanted, and why does the Subcommittee continue to discuss and push the issue.
- ✓ Enforcement continues to be an issue.
- ✓ Input needed from the Water Precinct on how ADU will impact current and future water supply and water quality issues.
- ✓ Minutes have not been made available in a timely manner, and thusly the public is not well informed.
- ✓ Need for public education and better dissemination of information on changes to septic requirements.
- ✓ Need for public education and better dissemination of information on the ADU issues.
- ✓ Opinion of Town Counsel in 2004 was that detached ADUs would be a problem, why the change now.
- ✓ Planning Board needs to be more proactive.
- ✓ Planning Board needs to put pressure on the Board of Selectmen (BOS) regarding need for Code Enforcement.
- ✓ Public input is encouraged, but ignored and not listening to those in the audience. Issues made more complicated than need be. Keep the regulations simple. Chair Bonin illustrated that with the exception of the detached portion of the ADU working draft over 2/3rds of the additional regulation are more stringent than the state requirements.
- ✓ Septic systems, if Town can be stricter, and a failed system is reactive not proactive and sensitivity to lake is critical.
- ✓ Size of ADU permitted, why not only allow 750 square feet. Chair Bonin remarked that the subcommittee had decided a two bedroom limit was reasonable and allows for flexibility, yet that is hard to accomplish within 750 square feet.
- ✓ Website- is not always the best place to find information. Need more public education on issues, articles or handouts.
- ✓ Workforce Housing- rental rates, and if detached ADUs would "quality" as Workforce Housing. Chair commented that based on staff feedback, the current Workforce Housing provisions need to be reviewed for compliance with the RSAs.

**Subcommittee and Staff commented and responded to various issues including:**

- ✓ Agenda, Minutes, and Meeting materials available on website and in Town Office.
- ✓ Amendment process- public hearing required.
- ✓ Definition for living space- suggest using language found in FHA, Residential Code and other regulations. Discussed- gross living area (an exterior measurement minus unfinished or unheated section of the interior).

- ✓ Feedback from the public is useful.
- ✓ Legislative process on proposed bills. Planning Board did invite Jerry Little to attend Planning Board meeting, and shared concerns about ADUs when the legislation was being addressed.
- ✓ Planning Board is sensitive to the issues raised, recognize Code Enforcement is needed, need to revamp other parts of the Zoning Ordinance (inconsistency, not in compliance), long-range planning issues need to be addressed via charrette and other forms of public input sessions.
- ✓ Public Comment vs. Public Hearing.
- ✓ Septic provisions in current regulations, recent NHDES changes. Chair Gorman addressed the Planning Boards awareness of the issues and the insufficient amount of time to address them prior to the dates for public hearings.
- ✓ Square footage- current Zoning Ordinance allows 1,000 square feet (without a definition of “square feet”).
- ✓ Subcommittee and Planning Board do listen to concerns raised and recognize there are many bigger and broader planning issues that the Town needs to address, such as density, sprawl, walkable communities and housing options.

**Next meeting:** The Planning Board will discuss the proposed ADU provisions at their meeting on December 6<sup>th</sup>.

**Motion to Adjourn:** The meeting adjourned at 8:48 A.M.

Respectfully submitted,

Jeremy Bonin, Chair ADU Subcommittee