



TOWN OF NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD ACCESSORY DWELLING UNITS (ADU) SUBCOMMITTEE MEETING MINUTES

Tuesday, September 13, 2016

7:30 am.

Town Office 2nd Floor

MEMBERS PRESENT: Jeremy Bonin, Subcommittee Chair; Paul Gorman, Chair Planning Board and Marianne McEnrue.

OTHERS PRESENT: Lucy St. John, Planning and Zoning Administrator and Steve Root, resident.

Call to Order: Subcommittee Chair Bonin called the meeting to order at 7:42 a.m.

Minutes: Approved the minutes of August 4th with correction to remove the word “not” for items (j). Item (j): Accessory Dwelling units shall ~~not~~ have their entrances face either a side or rear lot line. Motion to approve as corrected, approved unanimously.

Also noted for the record that the meeting on Aug 22nd was not held and thusly there are no meeting minutes.

General Discussion:

Steve Root explained that he has some concerns with the NH State law regarding ADU units which becomes effective June 1, 2017. He noted that he is here to represent other local residents who are concerned, noted that former Planning Board chair Karen Ebel is his wife, and that he is also there on behalf of other members of the Little Lake Sunapee Protective Association. He noted he could approach addressing any changes to the current ADU provisions by placing an ad in the Shopper, as was done when other zoning amendments were recently proposed.

Members of the subcommittee and staff explained that the meetings of the Subcommittee are posted, and that the public is welcome and encouraged to attend. It was also noted that information had been posted on the website on the new law, including handouts from the Office of Energy and Planning (OEP), articles on the subject, and that this is a topic which was also discussed by the Planning Board in the past. It was noted that the current provision on Accessory Dwelling Units (ADU) are found in the Zoning Ordinance, Article II, General Provisions, #18 Accessory Dwelling Units (ADU) found on pages 17-19, and there are also various definitions which need to be reviewed.

Mr. Root identified several general concerns including:

- ✓ Allowing detached in all residential districts is a concern especially in the Shoreland Overlay District
- ✓ Code enforcement is not being done, compliance is a real issue.
- ✓ Concern that the ADU or house may be rented out, and how does the Town control this.
- ✓ Increasing density and use, referring to the Master Plan and build-out study
- ✓ People are skirting the regulations.

- ✓ The proposed language is loosening the current ADU provisions.
- ✓ This isn't the way to address issues regarding Workforce Housing and Affordable Housing issues.

The Subcommittee and staff explained provisions of the current Zoning Ordinance and referred to the OEP handout, Spring 2016. It was clearly noted that the intent of this and other Subcommittee meetings is too engage in discussion on this topic, and that public participation is welcome and encouraged. It was noted, that if the Town does not amend their current zoning provision, there are few default provisions that will take effect. What the subcommittee is trying to do is create draft language for consideration as a possible zoning amendment. Referring to the OEP handout it was noted – **ADU Standards that Must Not be in Regulations include:**

- ✓ Must not include additional requirements for lot size, frontage, space limitations, or other controls beyond what would be required for a single-family dwelling.
- ✓ Must not limit an ADU to only one bedroom.
- ✓ Must not require internal doors to remain unlocked.
- ✓ Must not require separate water and sewage system for the principal dwelling unit and ADU
- ✓ Must not say which unit the owner must live in.
- ✓ Must not require a familial relationship between the occupants of an ADU and the occupants of the principal dwelling unit,
- ✓ Must not restrict the size of the ADU to less than 750 square feet.

It was noted that municipalities might enact zoning regulations to permit, detached ADU units. It was also noted that many properties in New London currently have separate detached units, such as a garage with space above which is being used for family guest and others, but without a full kitchen. By including some provisions regarding detached ADUs, such as requiring a conditional use permit by the Planning Board, this could afford oversight on what is already permitted without any oversight.

Next meeting: Tuesday, September 27, 2016 at 7:30 am.

Motion to Adjourn: The meeting adjourned at 9:05 A.M.

Respectfully submitted,

Jeremy Bonin, Chair ADU Subcommittee