



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD
ACCESSORY DWELLING UNITS (ADU)
SUBCOMMITTEE

MEETING MINUTES
Tuesday, September 27, 2016

7:30 am.
Town Office 2nd Floor

MEMBERS PRESENT: Jeremy Bonin, Subcommittee Chair; and Marianne McEnrue.

MEMBERS ABSENT: Paul Gorman, Chair Planning Board.

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 7:30 a.m.

Review of the draft minutes of September 13, 2016:

Steve Root had submitted comments to the ADU Subcommittee and staff via email on Monday, September 26, 2016 requesting some changes to the draft minutes. During the meeting today, Steve Root noted that that he was not speaking for his wife or others as noted in the minutes. The ADU Subcommittee members responded that he had indeed conveyed that at the prior meeting. He commented that was not his intent, and that was his mistake.

- ✓ He noted he is an officer of the Lake Sunapee Protective Association (LSPA).
- ✓ He also commented that the order of the minutes does not reflect when the true order of specific items were discussed at the meeting.
- ✓ He noted that the 2nd paragraph under “General Discussion” which reads: “Members of the subcommittee... suggest that this comment was in response to his comments.

Ms. St. John commented that the minutes are not verbatim and reflect the overall discussion of the meeting. She noted that at the Sept 13th meeting she and the committee members reiterated that information about all the subcommittee meetings is posted and information had been posted with the Planning Board meeting materials, such as the OEP handout on ADUs. This is done to not only educate and inform the Board, but it is also there for the public. She noted that the public is and is always welcome at any public meeting. The order in which this was included in the draft minutes, is not relevant, as it was a general statement. Chair Bonin noted, that not everything is put in the minutes, for other comments were made but were not included.

Amendments to the August 4th minutes proposed by Mr. Root that the Sub-Committee agrees to include:

- ✓ Reflect that he did say Karen Ebel was his wife.
- ✓ Correct the sentence, “He noted he could approach ... should read, “He noted an approach to addressing...

Other Concerns expressed by Steve Root

- Mr. Root’s concerns are with the Sub Committee proposal, not the State Law SBA 146.
- Mr. Root stated that the subcommittee’s proposal would relax restrictions in the current provisions beyond what is necessary to comply with SBA 146.
- Only minor changes to the current provisions are required to comply with SBA 146.
- More relaxed changes proposed by the subcommittee include allowing detached ADUs and not requiring the owner be domiciled in one of the dwellings.
- Mr. Root questioned the Chair as to the ADUs and lakefront properties being a substantial portion of his business. Chair responded that he was put on his heels a bit by the insinuation but yes, a small portion of lakefront homes do have similar structures to that of an ADU and it gives him a clear insight into that aspect of what can legally be accomplished currently. Chair stated that structures similar to an ADU may be constructed, by law, without Planning Board review and/or approval currently and that expansion of the ADU regulation would allow those similar structures to come before the Planning Board; effectively an increase in regulation and an opportunity for provisions such a parking requirements to be developed, approved and enforced.

General Discussion

Chair Bonin, read aloud the provisions of RSA 674:43- Power of Review Site Plan, emphasizing the provisions regarding the role of the Planning Board, noting the Planning Board can review Site Plan for structures containing more than 2 dwelling units, not one and two-family homes.

Attached ADUs and interior door- ADU Standard that must or may be in Regulations- Must have an interior door between the attached ADU and the primary dwelling. The ADU Standard that must not be in regulation include- Must not require internal doors to remain unlocked.

Convert to condo ownership- Ms. St. John noted that she had a brief conversation with Town Counsel on this issue, her understanding is that an ADU unit could be a condominium conveyance. Need clarification on this issue. Concern expressed, if detached ADUs are permitted and then put in condo ownership.

Density- Mr. Root suggested that detached ADUs, or structure very similar to an ADU, will have an impact on mortgages and/or land values, the subcommittee is unsure of these implications. Mr. Root reiterated his opposition to detached ADUs being allowed with the major reason being increased density. The subcommittee asked if it was building density or family (population) density. Mr. Root gave examples of other towns he is familiar with that have grown in population and referenced New London’s maximum “build out” and his perception that the town prefers minimal growth. Mr. Root suggested that if a detached ADU be permitted ALL of the

requirements be met for that unit on the lot (setbacks, area, frontage, etc.), in essence meaning the lot would conform to subdivision regulations and thus be able to be subdivided.

Domicile requirement- which is in the current ADU regulations, it is proposed to be removed from the regulation. It presents an enforcement challenge. Concern expressed about people renting out their house, or moving into the ADU unit making the principal structure what they rent. It was noted, that this is difficult to enforce.

Nonconforming Lots- It was asked if a legal non-conforming lot could have an ADU.

Parking provision of Zoning Ordinance- which refer to the Site Plan Regulations (and the Site Plan Regulations which don't address one and two-family units). Chair Bonin noted that parking is an issue in various places in Town, including on residential sites. He cited examples of people parking on front lawns, and that there are not provisions, at this time restricting this.

Pros and Cons- The subcommittee noted that there are pros and cons to any regulations, and they are attempting to address issues, but ultimately the Planning Board will determine what amendments will be introduced, and the Town will decide.

Next meeting: Tuesday, October 11, 2016 at 7:30 am.

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

Respectfully submitted,

Jeremy Bonin, Chair ADU Subcommittee