



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD
ACCESSORY DWELLING UNITS (ADU)
SUBCOMMITTEE

Thursday, December 29, 2016

7:30 am.

Town Office 2nd Floor

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

OTHERS PRESENT: Steve Root, John Wilson and Jack Sheehan.

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

Subcommittee Chair Bonin noted this would be the last ADU Subcommittee meeting, and the Planning Board will meet on January 3, 2017 to set the date of the public hearing for the proposed zoning amendment language.

Discussion: Jeremy Bonin noted that the final draft version, would be sent to Town Counsel today, with hopes for a response by Tuesday, January 3, 2017 for the Planning Board meeting.

Other edits to the draft were discussed and will be incorporated including:

- ✓ Remove reference to Site Plan Review since a Conditional Use Permit (CUP would be required). Staff will develop a Conditional Use Permit application if the amendment is approved. Noted that currently there are provisions in the Zoning Ordinance in the Workforce Housing sections and other sections, which require a Conditional Use Permit application, as the Town does not have a Conditional Use Permit application at this time one needs to be developed.
- ✓ Some corrections incorporated- exists changed to exits.
- ✓ Dwelling Unit definition to be revised as proposed and include sentence from existing definition - A bar equipped with a bar sink and an under counter refrigerator shall not constitute a kitchen facilities.
- ✓ Gross Living Area- definition generated much discussion. Concern about the total square footage, finished and habitable space and what else would or wouldn't be included. Chair Bonin referred to several illustrations from the City of Toronto Zoning Ordinance, and also illustrated on the white board to show how the slope of a parcel can and could affect how the square feet would be calculated. Concern about including

language on above grade, below grade and basement. This was currently the largest remaining concern expressed by the public in attendance.

- ✓ Parking concerns raised, including parking in front yards, and how many cars the principal dwelling unit may have. Don't want a site to look like a parking lot.
- ✓ The term "subordinate" was discussed noting the dictionary definition. Also that it generally relates to use and not size.
- ✓ Other current definitions discussed including – dwelling, Accessory Building, and references to Family.
- ✓ Septic issues discussed including provisions of Section 8, of the current Zoning Ordinance (8, c), and how best to provide water quality and not have failed septic systems.
- ✓ Unintended consequences if other provisions of the Ordinance are changed.
- ✓ Chair Bonin reiterated the need/desire for providing varied and affordable living options and diversity in the housing stock and how this is not just a New London concern but one being addressed at state level (including NH and VT). He also referred to Chief Lyon's comment from a previous meeting about providing housing that local firefighters can afford to live in.
- ✓ Paul Gorman stated that the Subcommittee and Planning Board is not interested in a fight, as they have worked hard on addressing this complex issue, and the discussion has advanced with compromise. He thanked everyone for his or her input.

Public Comment: Chair Bonin asked for input from those in attendance and thanked them for attending and offering comments. Comments were received from John Wilson, Steve Root and Jack Sheehan throughout the discussion. The overall general concerns were about the 1,000 square feet, potential of the number of people that might be able to live in an ADU (density) and septic issues. Steve Root stated "growth is a scary thing". John Wilson noted that they "would fight" the amendment if the issue of the 1,000 square feet is not addressed.

Written comments had been received from Steve Root, dated December 28.

The Subcommittee agreed to incorporate Steve Root comments about condos, with an understanding that Town Counsel would review this. *"To the fullest extent permitted by law, (i) there shall be no conveyance of an Accessory Dwelling Unit separate from the principal Dwelling unit by Subdivision, (ii) the Accessory Dwelling Unit shall not have ownership separate from the owner of the Lot on which the principal Dwelling unit is located, and (iii) the Lot and the Structure containing the Accessory Dwelling Unit shall not be converted to a condominium or any other form of legal ownership distinct from the ownership of the principal Dwelling unit."*

John Wilson also distributed a previous email he had sent to Paul Gorman dated Dec 17, 2016.

In his email Mr. Wilson comments on the ADU provisions and the various references from other Towns/Cities that Jeremy square in the maximum and that the current and proposed ADU limit of 1,000 square feet is too large.

Jack Sheehan comments.

Concern about 1,000 square feet, grade issues and what is included and not included; water quality; septic system failing and stress on existing septic system.

After much discussion John, Steve and Jack agreed that that would support what is proposed with the proposed changes to be incorporated.

The Planning Board will discuss the proposed zoning amendment language at the Jan 3, 2017 meeting. Chair Bonin thanked everyone for his or her participation in the process. He explained that other amendments may be proposed next year regarding septic provisions and for other provisions of the Ordinance.

Motion to Adjourn: The meeting adjourned at 9:12 A.M.

Respectfully submitted,

Jeremy Bonin, Chair ADU Subcommittee