



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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

Thursday, June 16, 2016

8:00 am.

Whipple Memorial Town Hall
CONFERENCE ROOM
429 Main Street

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

OTHERS PRESENT: Lucy St. John, Planning and Zoning Administrator and Michele Holton (PB Secretary).

Call to Order: Subcommittee Chair Bonin called the meeting to order at 8 A.M.

General Discussion:

Chair Bonin provided a summary of RSA674:21 Innovative Land Use Controls (I) Accessory dwelling unit standards and the recent passage of NH Senate Bill 146 regarding accessory dwelling units' effective date June 1, 2017. Paul Gorman discussed the recent Plan NH workshop on tiny houses. Discussed the Town of Hollis and Londonderry Zoning Ordinance provisions. Noted the current Zoning Ordinance provisions in Article II, General Provisions - # 18 Accessory Dwelling Units. Discussed the Planning Board's previous discussion on this subject, and that other provisions of the Zoning Ordinance would need to be addressed in the process.

The Subcommittee agreed the following items should be considered in drafting potential zoning amendment provisions on this subject:

- ✓ ADU should be considered a Conditional Use overseen by the Planning Board
- ✓ Detached ADUs should be considered, including reasons of - narrow lots, accommodate site layout, can be concealed, tie to existing structure can be more extensive and there are many lots with detached garages already.
- ✓ ADU's should be limited to one per lot
- ✓ Aesthetic design standards should not be considered as no other design standards exist in New London Zoning Ordinance
- ✓ Square footage limits should exist but have yet to be defined
- ✓ Parking should be required but has yet to be defined- including handicapped spaces

- ✓ Limiting the number of persons per ADU needs to be addressed in some manner.
- ✓ Need to discuss if ADU would have a separate address for 911 purposes, such as 112 Maple Lane A and 112 Maple Lane B.

Also briefly discussed:

- ✓ If a condominium, duplex or other housing unit could also have ADU on the site.
- ✓ Is an existing guesthouse/cottage/carriage on a site to be counted as the ADU?
- ✓ Often carriage house/guesthouse are used for visiting family members and guests.
- ✓ Initial definition for an ADU has been agreed to and shall be further reviewed. The initial definition is currently, "A secondary Dwelling Unit that is within, attached or detached and subordinate to a Single Family Dwelling Unit on the same parcel of land as the principal dwelling unit it accompanies."

Next meeting date to be determined.

Motion to Adjourn: The meeting adjourned at 9:00 A.M.

Respectfully submitted,

Jeremy Bonin, Chair
ADU Subcommittee