



TOWN OF NEW LONDON, NEW HAMPSHIRE

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NEW LONDON PLANNING BOARD SUBCOMMITTEE ACCESSORY DWELLING UNITS (ADU)

MEETING MINUTES Friday, July 8, 2016

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

OTHERS PRESENT: Lucy St. John, Planning and Zoning Administrator and Jay Lyon, Fire Chief.

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

Review of draft minutes of June 16th: Correction to the minutes to change the word “extensive” to “expensive. Minutes approved with the correction.

- ✓ Detached ADUs should be considered, including reasons of - narrow lots, accommodate site layout, can be concealed, tie to existing structure can be more *extensive* (*change to expensive*) and there are many lots with detached garages already.

General Discussion:

- Recapped the previous meeting and decisions (Conditional Use, allow detached, 1 ADU per lot, no design standards and parking should be required)
- Chief Lyon discussed NFPA standards for egress and sprinklers when more than three (3) unrelated persons... differs from NL Family definition of 5
- Chief Lyon discussed benefit of ADU for workforce housing for fire personnel
- Chief Lyon discussed excessive parking can restrict access for apparatus and ladders in emergency
 - Since all ADU will come before Planning required parking amounts and layout/access can be defined
 - Chief Lyon verified that a separate ADU on a lot will require 9-1-1 address and there is currently a Town application process.
- Determined the following ‘Discretionary Items’:
 - Need to review various definitions including but not limited to: #40-43, # 49 Family, # 83 Lodging House, # 84 Lot, #113 Owner- occupied and others. Some definitions may need to be amended or new definitions created such as primary dwelling, and this could be in a separate warrant article.
 - Not going to require owner occupancy of the primary or the ADU
 - Will limit bedroom to 2 or 3, undecided as of yet

- Also discussed driveway requirements/curb cuts, Cottage Lane area and other areas of Town and the need to review Newbury's Ordinance
- Still to be discussed/finalized:
 - If limitations on # of persons, use current definition of family or some other definition
 - Parking requirements, quantity and location/standards
 - Size restrictions
 - Condo/duplex have an ADU?

Note: Paul Gorman and Chief Lyon were not able to stay for the full meeting, both left about 9:00 am.

Next meeting: July 14th at 7:30 AM, same location.

Motion to Adjourn: The meeting adjourned at 9:30 A.M.

Respectfully submitted,

Jeremy Bonin, Chair
ADU Subcommittee