



TOWN OF
NEW LONDON, NEW HAMPSHIRE

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**NEW LONDON PLANNING BOARD
ACCESSORY DWELLING UNITS (ADU)
SUBCOMMITTEE**

Thursday, August 4, 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

Call to Order: Subcommittee Chair Bonin called the meeting to order at 7:35 a.m.

Minutes: Approved the minutes of July 14, 2016 with minor changes.

General Discussion:

- ✓ Reviewed current and proposed definitions for Dwelling Unit, Single Family Dwelling and Accessory Dwelling Unit.
- ✓ Discussed State legislation/new law and why changes to the Zoning Ordinance will be proposed.
- ✓ Reviewed numerous other definitions in the Zoning Ordinance, related to housing options, and noted the need for focus on the ADU language.
- ✓ Agreed on the following:
 - Need to revise both Dwelling Unit and Single Family Dwelling in order for new ADU definition to function clearly with existing language.
 - Agreed on items a, b, d, e, f, g and j (with the modification of deleting the extraneous “not” in the sentence
 - Suggest review by Town Counsel on item c, or other provisions as needed.

Draft which was discussed

Dwelling Unit:

(Current) One room or rooms connected together, constituting a separate independent housekeeping establishment for owner occupancy, rental or lease, and physically separated from any other rooms or Dwelling Units which may be in the same structure. For the purpose of this definition, an independent housekeeping establishment includes the following minimum attributes' space devoted to kitchen facilities for the storage, preparation and consumption of food (including counters, cabinets, appliances, and a sink for the washing dishes), space for one

or more bedrooms for sleeping, and a bathroom with a tub and/or shower. (A bar equipped with a bar sink and an under counter refrigerator shall not constitute kitchen facilities).

(Proposed) A Dwelling is a single independent residential unit of living space, with its own living area(s), sleeping area(s), sanitation and cooking facilities (bathroom, kitchen) meeting all the requirements of this ordinance. Note: dropped "Unit"

Dwelling, Single-Family:

(Current) A detached residential Dwelling Unit designed for and occupied by one Family only.

(Proposed) A Dwelling occupied by a single Family only.

Accessory Dwelling Unit:

(Proposed) Accessory Dwelling Unit

1. **An Accessory Dwelling Unit is a secondary Dwelling that is within, attached or detached and subordinate to a the primary (principal?) Single-Family Dwelling on the same parcel of land as the Single-Family Dwelling it accompanies. Accessory Dwelling Units shall be in conformance to the following:**
 - a. **Only one Accessory Dwelling Unit shall be allowed per lot**
 - b. **An Accessory Dwelling Unit shall conform to the requirements of a Single Family Dwelling including provisions for water supply and sewage disposal meeting established requirement of this ordinance and state regulations**
 - c. **The Accessory Dwelling Unit shall not be converted to a condominium or any other form of legal ownership distinct from the Single-Family Dwelling**
 - d. **An Accessory Dwelling Unit may not be converted to the Primary Dwelling**
 - e. **An Accessory Dwelling Unit shall not be considered an additional dwelling unit for the purposes of determining minimum lot size or density.**
 - f. **Accessory Dwelling Units shall have a separate 9-1-1 address**
 - g. **All applicable setbacks shall be met**
 - h. **Off street parking shall be provided; one space per bedroom; garage space(s) shall meet this requirement**
 - i. **Off street parking shall meet the requirements for ingress, egress and the turning of vehicles within the lot**
 - i. **An Accessory Dwelling Unit shall not have less than 350 gross square feet in footprint.**
 - j. **Accessory Dwelling units shall not have their entrances face either a side or rear lot line.**

Note, need to define: Principal (or Primary) Dwelling

Discussion items for the next meeting:

- Review the definitions for bedroom and lot and consider any impact on the ADU language, if any

- Entrance and exit restrictions, if any
- Maximum bedroom limitation, if any
- Maximum and minimum size restrictions, if any
- Parking requirements
 - How many; per bedroom, per unit, maximum and/or minimum
 - Location of parking
 - Garage space count?
- If possible, how does ADU and home business/home occupation work together

Next meeting: Monday, August 22 at 7:30 am.

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

Respectfully submitted,

Jeremy Bonin, Chair
ADU Subcommittee