

CITIZEN PLANNING COMMITTEE  
June 25, 2018 Minutes

Meeting Called to Order: 6:40 pm

CPC members Present: Bonnie Lane, Vice Chair; Vickie Kimball, Tony Tavares, Steve Lindsey, Bernard Dauphinais; Deborah Johnson, Planning Board Liaison

Absent: CPC member - Pamela Hamel, Chair

CPC Planning Consultants not in attendance: Steve Whitman & Liz Kelly

The Vice Chair opened the meeting asking members to review the June 11 minutes. Following review, the Committee approved the minutes as presented.

The Vice Chair then asked Deb to led the discussion on the agenda items which were unresolved from the previous CPC meeting.

- Following continued discussion and review of the handout materials the committee's consensus on dimensional standards for the Rural Residential District was --

Lot Size-3 acres excluding wetlands and slopes > 20%, Road Frontage-200 ft, Set-Backs-side 25 ft, back-25 ft, front-line 50 ft, height 35ft or less, aggregate built area (lot coverage) is <20%

The committee discussed allowable usage for the Rural Residential District and agreed –

- that the focus would be on single-family dwellings with ADU (Accessory Dwelling Unit) regulated by conditional use permit – see NH Municipal Association proposed language as guidance - **Prepared by Legal Services Department, New Hampshire Municipal Association, September, 2016.**

***PROPOSED ZONING AMENDMENT LANGUAGE***

**Article \_\_ . Accessory Dwelling Units**

**Section 1. Definitions:** As used in this article, the following term shall have the meaning indicated:

***Accessory Dwelling Unit.*** An "accessory dwelling unit" ( or "ADU") is a residential living unit that is within or attached to a single-family dwelling, and that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation on the same parcel of land as the principal dwelling unit it accompanies.

**Section 2. Provisions.**

An attached accessory dwelling unit shall be permitted in all zoning districts that permit single family dwellings, subject to the following:

- A. Only one (1) ADU shall be permitted for each single-family dwelling.
- B. The ADU must provide independent living facilities for one or more persons containing the four elements of sleeping, eating, cooking, and sanitation.
- C. The ADU shall have an independent means of ingress and egress, or shall have ingress and egress through a common space such as a shared hallway to an exterior door.
- D. The ADU shall be attached to the principal dwelling unit. In order to be considered an attached ADU there must be a common wall between the principal dwelling unit and the ADU. Detached accessory dwelling units are prohibited.
- E. Either the ADU or the principal dwelling unit shall be the principal residence and

legal domicile of the owner of the property.

F. The ADU shall not exceed 750 square feet in habitable floor area.

G. An ADU shall be provided a minimum of two (2) off-street parking spaces.

H. An ADU shall make provision for adequate water supply and sewage disposal service in compliance with RSA 485-A:38 and regulations adopted by the New Hampshire Department of Environmental Services.

**Section 3. Minimum Lot Dimension Requirements:** An attached ADU shall not be required to meet additional lot area requirements other than already provided for the principal dwelling unit. An ADU shall comply with all lot setback requirements.

Additionally, the committee discussed Agriculture and Home Occupation & Home Business as an allowable use –

- no decision on the definition or regulations were made because further information and committee review is needed.

Deb collected a number of additional concerns on Agriculture and Home Occupation & Home Business, and the Renewable Energy/Business District and promised to provide materials and address the questions at future CPC meetings.

Bonnie confirmed the next meeting date as July 9 and the meeting closed at 8:30 pm.

Submitted,  
Deb Johnson