

WESTMORELAND PLANNING BOARD
Meeting of February 12, 2020

Call to Order, Seating Members

Present: Lauren Bressett, Alison Fissette, Tim Thompson, Elaine Moore - sitting for Jim Starkey
Excused: Bruce Smith, Larry Siegel, Jim Starkey, Frank Reeder

Audience: Mr. & Mrs. Jeff Ingram.

Chair Lauren Bressett called the meeting to order at 6:30 pm

Review of Minutes

Motion: Tim Thompson moved to accept the minutes as presented, seconded by Alison Fissette.
All in favor, so moved.

New Business:

Jeff and Laurie Ingram spoke to the Board about a property they are interested in.

OLD BUSINESS:

Worked on Ordinances related to Accessory Dwelling Units and Transferability definitions. See below.

Tim Thompson moved to adjourn the meeting at 7:40 pm. Seconded by Alison Fissette. All in favor.
Meeting closed at 7:40 pm.

Respectfully submitted,

Elaine Moore

SECTION 407.2 Accessory Dwelling Units (ADU)

Purpose

For the purpose of providing expanded housing opportunities and flexibility in household arrangements to accommodate family members or non-related people of a permitted, owner occupied, one family dwelling, while maintaining aesthetics and residential use compatible with homes in the neighborhood.
Accessory Dwelling Units 2019 11

(ADU) shall be permitted by Special Exception granted by the Zoning Board of Adjustment in all zones providing the following conditions are met:

A. An Accessory Dwelling Unit (ADU) shall be secondary and accessory to a one family dwelling **or as part of an accessory building that also has a non-residential accessory purpose.**

B. Only one ADU shall be allowed per lot. The ADU shall be ~~part of~~ **located within** the primary dwelling **or an accessory building.**

C. In granting a Special Exception, the Board of Adjustment must find that the ADU is developed in a manner which does not alter the character or appearance of the dwelling as a one family residence.

D. The person or persons who own the lot shall reside in either the accessory dwelling unit or the primary dwelling; except for temporary absences.

E. Two means of egress from the ADU shall be provided. **If the ADU is in the primary dwelling there must also be** ~~as well as~~ an interior door **connecting the two spaces**. Any necessary additional entrances or exits shall be located to the side or rear of the building whenever possible.

F. The gross living area of an ADU shall not be less than 300 square feet or be greater than 30% of the total floor area of the residential building.

G. The existing or proposed septic system must be certified by a licensed septic designer or engineer as adequate to support the ADU and primary dwelling unit in accordance with New Hampshire RSA 485-A:38.

H. **Adequate provisions shall be made for water supply to the ADU.**

I. Adequate off-street parking shall be provided to serve the combined needs of the primary dwelling unit and the ADU, minimum three (3) parking spaces to serve both the primary dwelling unit and the ADU.

J. Adequate provision must exist or be made for motor vehicle ingress or egress and turning of vehicles within the site.

K. A building permit for an ADU must be approved and issued prior to its construction. An ADU shall have an interconnected fire alarm system and shall meet all fire safety and building codes.

L. Accessory Dwelling Unit Certificate of Occupancy: If a property containing an approved ADU is conveyed and the new owner wishes to maintain the accessory unit, the new owner shall apply for a Certificate of Occupancy for the ADU. The purpose of this section is to ensure that one of the two dwelling units is owner-occupied.

M. Occupancy is limited to **two (2) people** per bedroom.

N. The ADU shall comply with all other ordinances of the District it is located in.

301.7 change definition to Transferability? Why is only non-residential transferable? Does Zoning Administrator have a certification form for the owner to indicate no planned change?