

APPROVED

Town of Grantham Planning Board Meeting Minutes November 3, 2016

Chair Carl Hanson called the meeting to order at 7:07 p.m. The meeting was held in the Jerry Whitney Memorial Conference Room of the Grantham Town Hall located at 300 Route 10 South in Grantham, NH.

Present: Chair Carl Hanson, Selectmen's Representative Connie Jones, Mary Hutchins, Peter Guillette, Thain Allan

Meeting minutes: Nikki Arsenault

Public Attendance: Conrad Frey, Zoning Board of Adjustment Chair

Approval of Minutes

Chair Hanson asked the Board members if there were any corrections or changes to the October 6, 2016 minutes:

Hutchins suggested adding Brad Atwood's title to the minutes to denote that he is the attorney for Sugarwood Farms. There being no additional changes to the October 6, 2016 minutes, Hanson entertained a motion to approve the October 6, 2016 meeting minutes as amended.

A motion was made by Hutchins and seconded by Hanson to approve the October 6, 2016 minutes.

Unanimously Approved and Accepted

New Business

a) Zoning Ordinance Updates:

1. Updates from the Zoning Board of Adjustment (ZBA): Zoning Ordinance Changes – Accessory Dwelling Units

1. Chair Hanson introduced ZBA Chair Conrad Frey to the meeting. Hanson noted for the record that there are a couple of minor typographical errors that will need to be updated within the Ordinance; primarily that the statute is referred to as "676" and will be changed to reflect that it is actually "674". Hanson continued that this particular change can be completed without going through the formal amendment process. The second change needed relates to the fact that there is an inconsistency in one part of the rural residential section; in the Old Farms zone there could initially be cluster residential development; in another section this is contradicted. Frey noted that rural residential #2 was the one omitted from this process. Hanson noted that this change will be added to the agenda for the Planning Board hearing next month for approval.

Frey announced that the proposed new updates are to the section of the ordinance regarding Accessory Dwelling Units (ADUs). He noted that the Legislature found there to be some need for affordable housing options. The new legislation will take effect June 1, 2017, and therefore towns must update their ordinances accordingly. Frey used the town ordinances from Londonderry and Moultonborough as a guideline for updating Grantham's ordinance. The section regarding ADUs will be listed under Special Exceptions so that

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proposed ADUs will be subject to Board review. Variances on setbacks and parking can be cleared up on an applicant by applicant basis. Hanson added that this language and process will require applicants to do a lot of work prior to coming before the Zoning Board (permits, code review, etc). Following a question from Hanson, discussion ensued amongst Board members regarding square footage and number of bedrooms. It was clarified by Hanson that the ADU cannot be limited to one bedroom. Guillette then added that it can also not have more than two bedrooms according to the statute. Hanson continued that they may also not limit the ADU to less than 750 square feet; he suggested that the language be updated to reflect that the ADU may not exceed 1,000 square feet; he further suggested that language referring to the 750 square feet could be removed. Jones read the section aloud regarding the size of the ADU vs the size of the primary residence, for clarification.

“The maximum size of the attached dwelling unit shall be no more than forty percent of the existing principle dwelling and shall not be less than 750 square feet in area.”

Chair Hanson noted that the Planning Board’s role is to move to recommend or not recommend this language to appear on the ballot for vote at the Town Meeting.

Allan moved to recommend the proposed ordinance language and Guillette seconded the recommendation.

Unanimously Recommended by the Planning Board

Other

None

Adjournment

Chair Hanson announced that he would entertain a motion to adjourn the meeting. A motion to adjourn was offered by Guillette and seconded by Hutchins to adjourn the meeting at 7:35 p.m.

Unanimously Approved and Accepted

The deadline for the next Planning Board meeting is Thursday, November 10, 2016.

The next Planning Board meeting will take place on Thursday, December 1, 2016 in the Jerry Whitney Memorial Conference Room of the Grantham Town Hall at 7:00 p.m.

Respectfully Submitted,



Nikki Arsenault
Planning Board Clerk