



Meeting Minutes
Work Session
North Hampton Planning Board
Tuesday, September 20, 2022 at 6:30pm
Town Hall, 231 Atlantic Avenue

These minutes were prepared as a reasonable summary of the essential content of this meeting, not as a transcription.

In attendance: Tim Harned, Chair; Nancy Monaghan, Vice Chair; Members Phil Wilson, Shep Kroner, Lauri Etela, and Valerie Gamache; and Rick Milner, Recording Secretary.

Vice Chair Monaghan called the meeting to order at 6:30pm.

I. Old Business

1. Discussion of proposed zoning ordinance amendment regarding accessory dwelling units.

Mr. Wilson presented proposed zoning ordinance amendment language prepared by a subcommittee of Board members including Ms. Monaghan, Mr. Omberg, and himself which revises the existing accessory dwelling unit (ADU) section of the zoning ordinance. The intent of the proposed revision is to ensure that an accessory dwelling unit is within or attached, not simply connected, to the principal dwelling. In order to communicate this intent more clearly, the following concepts were included in the proposed language revisions:

- a. a common wall with a functioning door between the living spaces of the ADU and principal dwelling unit,
- b. a definition of living space and listing of items not considered living space, and
- c. architectural feature requirements to maintain the appearance and character of a single family home when an ADU is attached to a home.

Mr. Kroner stated his opinion that the proposed language is too strict. It does not provide property owners with enough flexibility. He does not want to create more barriers for developing accessory housing units when regional housing need assessments are not yet known. The current zoning ordinance language is sufficient.

Ms. Monaghan stated her opinion that proposed language requiring submittal of an approximate-to-scale sketch of an ADU floor plan may be an additional procedural layer which may lead to the rejection of the entire ordinance proposal. She suggested that this provision could be removed to ensure passage of other integral provisions regarding the definition of attached ADU's and the concept of a common wall between principal and ADU units.

Mr. Wilson stated that the proposed language requiring submittal of an approximate-to-scale sketch of an ADU floor plan is necessary in order for the Board to adequately evaluate whether an application meets the specific detail and measurement standards included in the ADU section of the zoning ordinance. He suggested that language allowing a waiver from the sketch requirement could be included to give the Board and applicants flexibility in certain instances.

Ms. Gamache asked for clarification regarding the intent of the proposed language defining how an ADU must be attached to a principal dwelling structure.

Mr. Wilson explained that the intent of the proposed language was to:

a. maintain the appearance of structures as single family homes when ADU's are added within or attached to the structures and

b. retain the residential characteristics of the zoning districts zoned as such.

Ms. Gamache stated her opinion that the proposed language placed an unnecessary restriction on the allowed uses within the living spaces of the principal dwelling unit and the ADU connected by a common wall. A greater variety of uses could be allowed within the living spaces and still maintain the outward appearance of a single family home.

The Board discussed revisions to the proposed ADU zoning ordinance language to address the concerns of some Board members to allow flexibility of design and space use and still retain the concepts of maintaining single family home characteristics and attaching an ADU with a common wall between the principal dwelling unit and the ADU. Mr. Wilson made note of the proposed revisions.

Mr. Harned suggested that the proposed waiver language be written as provided in the Conservation Subdivision Design section of the zoning ordinance.

The Board came to a consensus to review the revised ADU zoning ordinance draft language at the October 18 work session.

II. Other Business

1. Committee Updates.

a. Capital Improvements Plan Committee – Ms. Monaghan reported that the CIP Committee will present nine capital improvement projects to the Select Board.

b. RPC Commissioner – Ms. Gamache reported that housing figures updates prepared by the State of New Hampshire Office of Strategic Initiatives which detail the most recently calculated estimates and trends in New Hampshire's housing supply will not be available until January 2023. Ms. Gamache also reported that grants are available to aid communities with developing housing strategies.

c. Planning and Zoning Administrator – Mr. Milner informed the Board about upcoming applications.

2. Minutes.

Ms. Monaghan presented the Planning Board September 6, 2022 meeting minutes.

Mr. Wilson moved that the Planning Board accept the minutes of the September 6, 2022 Planning Board meeting as written. Second by Mr. Harned.

The vote was unanimous in favor of the motion (6-0).

The meeting was adjourned at 7:58pm without objection.

Respectfully submitted,

Rick Milner

Recording Secretary