

TOWN OF LOUDON
 LOUDON, NEW HAMPSHIRE
 PLANNING BOARD MINUTES
 JANUARY 15, 2015

PUBLIC HEARING ON ZONING AMENDMENTS

Meeting called to order at 6:00 p.m. by Chairman Tom Dow.

Attendance:

George Saunderson, Tom Dow, Stan Prescott, Bob Cole, Ex-Officio Dustin Bowles, and Alternate Alice Tuson
 Alice Tuson was appointed as voting member.

Chairman Dow explained the purpose of this public hearing. He read the proposed amendments in the following order:

Are you in favor of adoption of Amendment 2015-1 proposed by petition for the Loudon Zoning Ordinance as follows:

Add Section 509, Accessory Dwelling Unit to include:

509.1 Purpose: To provide expanded affordable housing opportunities, provide flexibilities in household arrangements and provide for the retention of Loudon's rural character. Accessory Dwelling Units shall be allowed in Zones RR-Rural Residential, V-Village and AFP-Agricultural Forest Preservation.

509.2 Requirements:

- A. Only one Accessory Dwelling Unit shall be permitted per Principal Dwelling Unit.*
- B. The Accessory Dwelling Unit shall be located within the Principal Dwelling Unit.*
- C. The property must be owner-occupied.*
- D. The Accessory Dwelling Unit shall not exceed two bedrooms.*
- E. The Accessory Dwelling Unit must meet all current Building Codes.*
- F. Accessory Dwelling Units must not exceed 40% of the entire unit.*
- G. Suitable Septic Disposal facility shall be provided and conform to all NHDES regulations.*
- H. Off street parking shall be provided with at least 2 spaces for Principal Dwelling and 1 space for Accessory Dwelling Unit.*
- I. The Accessory Dwelling Unit shall only be permitted on a lot that meets the minimum required lot size (frontage, area, etc.) for a single family dwelling in the respective district.*
- J. A Building Permit must be obtained prior to construction from the Town of Loudon Building Department.*

509.3 Limitations:

- A. The Accessory Dwelling Unit shall not be permitted subordinate to a two family or multi-family dwelling.*
- B. The Accessory Dwelling Unit shall not be permitted in Open-Space Conservation subdivisions.*
- C. The Accessory Dwelling Unit shall not be segregated in ownership from the principal dwelling unit.*

Reason: It is recognized within the town the need for accessory dwelling units. This measure would clear up any gray area and confusion about rental units. It would allow homeowners, code enforcement, and the Town to keep track of the changes, meet life safety standards, and allow for the appropriate tax adjustments and records.

Stan Prescott noted that 509.2F says 40% of the entire unit; he feels it should read of the Principal Dwelling Unit. Jeff Green, one of the authors of the petition, stated that it would be 40% of the entire dwelling.

(example: 1000 sf, 40% max for the Accessory Dwelling Unit/ADU) Resident Ned Lizotte said if the dwelling was expanded (1000sf + 1000sf) it would be a 40% max of the total. Mr. Green said you would be starting with the entire unit and it would be 40% of that unit. Bob Cole asked if they were saying that 400sf could be added to the 1000sf unit. Mr. Lizotte said it would be 40% of what exists as the principal unit, within the primary dwelling unit. Alice Tuson asked if someone would be able to apply for an expansion and ADU at the same time. Mr. Green said they would have to do the expansion first and then calculate the percentage for the ADU. Bob Cole asked if common area would be counted. Mr. Green said they would count the living area; if there were shared areas they would not be counted in the calculation. Tom Dow noted that the Board cannot really make significant changes because it is a petitioned amendment. Bob Cole asked what happens to the existing conditions and the existing units already in town. Several stated that those would not be affected if this amendment passes. George Saunderson noted that the petition leaves out all reference to cooking facilities. The chairman closed the discussion to the public and opened it to the Board only. There was brief discussion as to how to word a motion and where to place the Board's decision. **Stan Prescott made a motion to put the petitioned amendment on the ballot as not recommended by the Planning Board; seconded by George Saunderson. All were in favor.**

Are you in favor of adoption of Amendment 2015-2 proposed and recommended by the Planning Board for the Loudon Zoning Ordinance as follows:

Add to S 508 Fire Department Residential Water Supply, Section B Fire Cistern Requirements, 7. Standards: The finished grade of a cistern shall be at existing grade.

Jeff Green asked why this is a concern. Tom Dow explained that it is for visual effect, not having large mounds on the side of the road. Mr. Green said there are only two above ground and both of those were due to ledge issues. He asked why standards would be set when the fire department and designers do the location and plan. Mr. Dow explained the reasoning behind the proposed amendment. George Saunderson stated that the last two cisterns installed are ugly, and they want to avoid more of the same. The chairman closed the discussion to the public and opened it to the Board only. **George Saunderson made a motion to approve Amendment 2015-2 for placement on the ballot; seconded by Bob Cole. All were in favor.**

Are you in favor of adoption of Amendment 2015-3 proposed and recommended by the Planning Board for the Loudon Zoning Ordinance as follows:

Add to section S 208 Requirements Applicable to all Use Districts,

208.8 Fire Cisterns

- 1. Fire cisterns are exempt from the setback requirements of this Ordinance.*
- 2. Standards: The finished grade of a cistern shall be at existing grade.*

Reason: The purpose of these two amendments is to clarify standards for the installation of fire cisterns where required.

Hearing no discussion, Chairman Dow closed the hearing to the public and opened it to the Board only. **Stan Prescott made a motion to place Amendment 2015-3 on the ballot; seconded by George Saunderson. All were in favor.**

Are you in favor of adoption of Amendment 2015-4 proposed and recommended by the Planning Board for the Loudon Zoning Ordinance as follows:

Add in Appendix: Definitions: Dwelling Unit, Accessory: A room or rooms arranged for the use of one or more persons living together, being subordinate to another attached dwelling unit, and having separate and independent sanitary and sleeping facilities. An Accessory Dwelling Unit shall include direct access to the outdoors, direct access to the attached dwelling unit, and shall not include cooking facilities.

Reason: To establish a definition for ADU, as the existing amendment by petition fails to do so.

Hearing no discussion, the chairman closed the hearing to the public and opened it to the Board only. Mr. Dow stated that this amendment was discussed at the last workshop and it was decided not to propose the amendment. **Bob Cole made a motion not to place Amendment 2015-4 on the ballot; seconded by Stan Prescott. All were in favor.**

PUBLIC HEARING ON CAPITAL IMPROVEMENT PROGRAM

Chairman Dow explained the review for the FY2015/16 to FY2020/21 CIP. Stan Prescott and Bob Cole gave an overview of changes made to the municipal improvements schedule. It was noted that the school bond was paid off in October 2014; therefore, there is no school improvements schedule included in this revision. Bob Cole pointed out that the net impact on the town tax rate for 2015/16 is estimated at \$1.47. There was no discussion from the public or questions from the Board. **George Saunderson made a motion to accept the CIP as presented; seconded by Dustin Bowles. All were in favor.** The Certificate of Adoption was signed by the Board members present.

The public hearing ended at approximately 6:50 p.m.

Submitted by,

Donna White
Administrative Assistant