

TOWN OF CENTER HARBOR
PLANNING BOARD

Meeting

Tuesday, September 19, 2017

7 p.m.

Work session

Chair Charles Hanson called the meeting to order at 7:00 p.m. Board members present Selectmen's Rep Harry Viens, David Reilly, Bill Ricciardi, Kelli Kemery, Mark Hildebrand, Bob Coppo, Winnifred Boynton and Clerk Aimee Manfredi-Sanschagrin. In the audience Code Enforcement Officer Ken Ballance and resident Bob Beem. Vice Chair Peter Loudon was absent.

- I. **MINUTES:** Bill Ricciardi motioned to accept the September 5, 2017 minutes. It was seconded by Mark Hildebrand. All were in favor.

II. **WORK SESSION REGARDING 5:9:2 ADU**

Chairman states the Board received some information from Bob Beem a few months back. Now that the Board has had some time to review his input, the Board can discuss whether or not they would like to make any changes to the ADU Ordinance that was adopted in March 2017. Before the discussion gets under way, the Chair asks Ken Ballance if he is aware of any other changes that may be required to the Zoning Ordinances. Ken states there is nothing else that would require the Board's attention.

Chair opens up the meeting to Board members to provide their input on the documentation they were provided by Mr. Beem. Chair asks if the Board would like to create a small sub-committee to discuss some of Bob's proposals. Board did not feel that was necessary.

Ken Ballance makes a comment about what should happen if someone wants to come back twice for an ADU. In other words, one time the property owner asks for 450 sf and then they want to come back again at a later date for the remainder of the maximum allowed. The language would have to be there for what you want. It's tough to track this unless it's a onetime thing and what they ask for is what they get within the parameters of what is allowed.

After much discussion regarding the size of the ADU, the consensus of the Board was that this was run past Town Attorney and Mike Izard and LRPC. There has been no issues to date with what is outlined in the current Ordinance. The Board agreed there may be different interpretations regarding the minimum size outlined in the ordinance and agreed to remove the minimum requirement of 750 sf and have the condition modified to say: **The gross floor area of the accessory dwelling unit shall be no more than nine hundred (900) square feet.**

The other item up for discussion was whether or not to put back in the requirement to have anyone requesting an ADU to do so through the ZBA by Special Exception. The Board still disagrees with this requirement and felt that so long as all the conditions were met that a building permit would be all that was required. The Board discussed the oversight which pertained to the ZBA's role outlined in item 6 of Section 5:9:2 and decided to delete that condition. Whereas a Special Exception by the ZBA would not be

required if all conditions were met as outlined in Section 5:9:2, then item 6 as currently reads: **No exterior changes shall be made which, in the opinion of the ZBA, do not conform to the single-family character of the neighborhood** shall be deleted from that Section.

It was asked if the numbering could be adjusted to keep it consistent with the numbering of the ordinance prior to the changes. The Board agreed it should be consistent. Under number 6 the word “deleted” will be inserted. Number 8 and 9 will be swapped making number 9 the new requirement by the State which is to add an interior door between the principal and accessory structure and number 8 would be the size of the accessory dwelling unit.

Chair states this is just a draft and asks the Clerk to send over to Town Attorney to review.

V. **ADJOURNMENT**

Meeting adjourned at 7:54 p.m. Next meeting scheduled for October 3, 2017 @ 7:00p.m.

Respectfully submitted by Aimee Manfredi-Sanschagrin.