

Zoning Revision Review Committee  
12Aug08 Meeting Minutes  
APPROVED

Attendees: Co-chair Sean James, Co-chair Amanda Soares, Selectman Carleton Robie, John Cole, Jim Franklin, Selectman Fred Kelley, Mary Girard, Ingrid Byrd, Kim Byrd, Tom DiMaggio, Ron Severino, and Rudy Cartier

Absent: Judith Szot, Betsy Kruse, and Joe Duarte

Meeting called to order at 7pm

Co-chairs Sean James and Amanda Soares went through the compiled list of possible zoning issues. A copy of the list was passed out to all in attendance. Each item was discussed and the list would be narrowed down to four items.

- Z.O. 13.04.E -Accessory Dwelling Units. Need to work on language
- Setback definition/ Z.O. 6.01 - to correct language to exclude setback use in the 1.5 contiguous upland required for residential lots. Need to address Utility Easements (high tension lines to be excluded in the use of 1.5 contiguous upland required for residential lots
- Section 9 of Zoning Ordinance for off-street parking
- Bonding issues.
- Limit the size of water tanks for public distribution.
- ZBA members brought up Home Occupations issues. ZBA feels there needs to be a way to limit employees but protect the small business owner by allowing the use from their home.).
- Any more issues with elderly housing, if any
- Mixed Use districts.
- 6.01F Lot Shape which contains the "compact and regular" language
- New house bill (HB 0310) on renewable energy

Ingrid Byrd brought up two other items for discussion; Maintenance permits for repair/renovation, and on the 600 square foot limit for in-law apartments needs to be looked at for consistency and what is acceptable and what is not.

For the accessory dwelling, 600 square feet, Kim Byrd mentioned that changing the wording to assessed square footage would cover the ordinance better than 600 square feet of livable space. Jim Franklin asked what defines a second dwelling and Kim Byrd directed him to page 10, accessory dwelling unit definition.

Jim Franklin named some towns in NH to check out their ordinances for language.

Elderly housing was brought up. The committee discussed the need to look into possible inconsistencies in the ordinance. Jim Franklin mentioned a case where he noticed conflicting information in the subdivision regulations and the zoning ordinance. Mary Girard did mention that the ordinance was hurried up to anticipate a 55+ project, and probably needs to be looked at for any errors

Ron Severino mentioned that bonding is an issue and should be discussed. Right now there is nothing specific in the regulations and he felt it should be looked into. Mary Girard mentioned that bonding is mentioned in the Subdivision regulations and is not really a zoning topic.

All discussed maintenance permits. The origin of obtaining a building permit is not clear to committee members. The issue resides in the building inspector's responsibility and is not a zoning issue.

After much discussion the committee members can up with the following decisions:

- Zoning ordinance 13.04.E Accessory Dwelling Units will be addressed further, with Ingrid Byrd and Amanda Soares doing some research on the issue.
- Zoning ordinance 6.01 will not be addressed further, Ron Severino to look further into the history behind the recent events with the ordinance.
- Zoning ordinance for off-street parking was crossed off the list. This item is a Select board item, not zoning; it will not be addressed further.
- Bonding issues are part of the Subdivision and site plan regulations and are not a zoning issue.
- There are no public water tanks so limiting the size is not relevant; it will not be addressed further.
- Home Occupations are permitted and addressed in zoning already; it will not be addressed further.
- Zoning ordinance 6.01.F, lot shape, will be addressed further. Kim Byrd volunteered to do some research for a compact and regular explanation. Jim Franklin suggested Salem, Derry, and Nashua as towns to view their language.
- HB0310 will be addressed further. Amanda Soares will get the bill information and send it out to everyone for reading.
- Elderly housing will be addressed further to see if improvements are needed. Jim Franklin volunteered to do some research on the subject.
- Maintenance permits fall under the State adopted IBC code. It will not be addressed further.

Addressing the Mixed Use district would wait until Betsy Kruse could attend the meeting since it was an item she addressed at previous revision meetings in 2007.

Minutes from previous meetings are still unapproved, 6/28/07, 7/26/07 and 8/15/07.  
Members were asked to review online and they will be approved at the next meeting.

Meeting adjourned @ 9pm

Minutes Respectfully Submitted by,  
Amanda Soares