

Zoning Revision Review Committee  
24Sep08 Meeting Minutes  
APPROVED

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

Meeting called to order at 7:04pm

The group discussed the minutes from June 28<sup>th</sup>, July 26<sup>th</sup> and August 15<sup>th</sup> of 2007. Upon Mary Girard's suggestions to accept instead of approve, Mary Girard moved to accept the minutes as written, Betsy Kruse seconded. All members were in favor.

Minutes from the August 12<sup>th</sup> meeting were reviewed. John Cole motioned to approve the minutes as written, Mary Girard seconded. All in favor with Betsy Kruse abstaining.

The committee proceeded to discuss the topics on the "to do" list from last meeting. First up Zoning Ordinance 13.04E Accessory Dwelling Units. Amanda Soares looked at several towns about their language to help clarify what is "livable space". After much discussion amongst members, the wording was changed to the following: 13.04.E.3. There shall be a maximum of 600 square feet of **heated living space** in the accessory unit.

Some discussion about SB342, Workforce Housing and whether or not the Town should follow what the State has written or create Ordinances for it. Mary Girard felt that the regulations already in place between the Planning and Zoning regulations make an effort to comply to the requirements presented by the State. Joe Duarte expressed some concern that the Town should take precautions to prepare for developers who come into Town looking to build. John Cole agreed with Mary saying that the Town just needs to be careful. Mary also mentioned a conference on Workforce Housing given by SNHPC on October 8, 2008.

Zoning Ordinance 6.01.F Lot Shape. The question of what is considered "compact and regular in shape" was discussed. Joe Duarte felt that the Planning Board should handle these matters. He doesn't feel that we should restrict residents too much. Betsy Kruse asked if the ordinance could be reworded to discourage or restrict odd sized lots. The discussion was tabled until the next meeting since Kim Byrd was to research the wording and he was absent.

HB310 for Small Wind Energy Systems, Mary Girard talked to Bill Hallock about this bill. Regulating this House Bill falls under Bill's authority and not the Planning Board. The State has laid out a basic set of guidelines for this and Bill keeps on top of all the rules. Mary felt the Town was okay to leave this bill alone, the committee agreed.

Elderly Housing, Ordinance 5.05: Mary Girard mentioned that she remembered there were some changes that were discussed last year but were not changed. She could not remember off-hand which changes those were, but said she would try to find out, the public notice was not worded correctly and the changes could not be made. Amanda Soares mentioned that the slope percentage was one item that was not changed but was supposed to be. Amanda states she received the folder from Sharon for all the previous notes and would look and see what she could find as well.

Betsy Kruse mentioned that she would like to see common land and open space clarified better such as the percent of open space. Betsy asked if open space is designed to keep ecological systems viable. There was some confusion on what exactly Betsy wanted to clarify, and she offered to bring in some wording to clear up the confusion for next meeting.

The committee looked over Ordinance 5.06.14 and all decided to remove the following; All buildings shall be single story in height, and (basement is considered a story). The Elderly Housing discussion will be continued to next meeting for Jim Franklin to present his research on the topic. Also, the certain members will look into the slope percentage change from the previous year. The committee wants to make sure all percents are consistent in all regulations.

Mary Girard and John Cole started discussing Village areas in Candia. Candia has 5 Village areas presently. Mary said that the Mixed Use Village areas could be expanded in the Town, and the workforce housing could be covered under it, the Town would just have to designate affordable housing areas. The Mixed Use area may need some clarifying about what can go there and how to regulate or promote it. The committee reviewed where the Mixed Use areas are on the Zoning map. Sean asked if the committee though the Town conformed as is or do they think the Town needs to change to qualify for it? John Cole said Mary Girard has the right approach to this, the Town has started to comply but wording is the big key. An idea the committee came up with was to ask someone from the NH Housing Authority to come in and explain HB342 to the Town and if our Ordinances cover it or not. Possible to have a joint meeting with the Zoning Board and the Select Board so that everyone is on the same page. Betsy Kruse gave Amanda a handout from her conference on Innovative Land Use from SNHPC. The document will be scanned and emailed to all members.

Next meeting, Tuesday October 14, 2008

Meeting adjourned @ 8:25pm by Fred Kelley, seconded by Joe Duarte

Minutes Respectfully Submitted by,  
Amanda Soares