

Zoning Revision Review Committee
6Nov08 Meeting Minutes
APPROVED

Attendees: Co-chair Sean James, Co-chair Amanda Soares, Selectman Carleton Robie, John Cole, Betsy Kruse, Jim Franklin, Selectman Fred Kelley, Mary Girard, Dennis Lewis, and Ron Severino

Meeting called to order at 7pm

Sean James reviewed the changes that have already have been decided on in previous meetings:

- Zoning Ordinance 13.04.E; change "living space" to "heated living space".
- Zoning Ordinance 5.06.14; remove "All buildings shall be single story in height, and (basement is considered a story)".
- Zoning Ordinance 5.02.A; two family and multi-family dwellings subject to provisions of section 13.04.B allowed by Special Exception in a Mixed Use area.

John Cole had made some suggestions for Zoning Ordinance 5.05 Elderly Housing. Copies were handed out to all members present for review and comments. Jim Franklin also made copies of his suggestions for discrepancies he noticed in the regulations. Mary Girard made some suggestions about a few changes mentioned by John Cole. Mary was not in favor of changing the age restriction for the housing development from 55 plus to not less than 48. Amanda Soares mentioned that every town she has looked into their Ordinances has been 55 plus for Elderly Housing, even the State has the numerical cut off age as 55 plus. Condo ownership was addressed, as a separate subject or as part of elderly housing. It was decided that condo ownership is separate from elderly housing, but both forms of housing have to have their own Homeowner's Association developed by the developer.

Jim Franklin also handed out copies of his findings for Elderly Housing. Jim found some contradictions between the Zoning Ordinances and the Subdivision Regulations and Site Plan Regulations. Jim looked at the issues from the side of the applicant coming in with a proposal. The committee had discussion about the ideas brought up by Jim and came to a consensus that the Planning Board should have guidelines for making decisions. Applicants have guidelines for submitting and this way everyone will be on the same page. Basically, in a situation where discrepancies are found, the Planning Board should have sole discretion to avoid going to other committees. If there were a situation where no one is sure or has higher authority, the stricter law would apply. The change would be made in the Conditional Use section of Elderly Housing.

There were other suggestions that were made from both Jim and John so more discussion will continue at the next meeting. Sean James will draft up a workable Elderly Housing Ordinance with the changes placed into them for all members to review and decide on final language. For 5.05.26 Common Land/ Open Space changing the slope percent to 25% to be consistent with subdivision regulations, all were in agreement with this

change. There were some grammatical changes to the Zoning Ordinances that Mary Girard felt could be addressed by the Planning Board as just “Grammatical Changes” and not be placed on the voting docket.

Zoning Ordinance 6.01.F Lot Shape; Sean James stated he reviewed other towns zoning for their definition, if any, for lot shape and didn’t find much. Chester had a geometry equation to define their lot shape, but most members felt it might be too confusing for applicants. Ron Severino said that most applicants want to build regular lots, and if something is not right the Zoning Ordinance will cover it. Mary Girard said that if the lot was irregular to start with then the new lots should not be made worse but better in shape. Mary Girard felt the Ordinance could be dropped, and all members present were in agreement.

The committee discussed Zoning Ordinance 5.04.6. Modification of Conditional Use Permit, The committee felt that the Zoning Ordinance and the Subdivision Regulations, 18.05, should be consistent with each other to have consistency for all applicants.

Carleton Robie addressed a concern for the minimum size designated for 55 plus housing. He felt that 1200 square feet was too much, especially in today’s economy concerns. The minimum size for a home in Candia is 800 square feet so all committee members felt that 800 was a more consistent number. Minutes from the previous meeting were reviewed had one correction, minutes approved.

Meeting adjourned @ 8:46pm

Minutes Respectfully Submitted by,
Amanda Soares