

**Town of Goshen  
Planning Board  
Minutes of July 20, 2017  
FINAL**

**Planning Board members present:** Alicea Burse (Chair), Doug O’Clair, and Fred Smith.

**Meeting called to order at 7:00 p.m.**

**Review of July 6, 2017 meeting minutes**

**Fred Smith motioned to accept the minutes from July 6, 2017. Doug O’Clair seconded the motion. All in favor, minutes approved “as is.”**

**Signage of Lot Line Approval Letter**

Chair Burse made the board aware that Mr. Glenn Fellows requested a lot line approval letter stating that his lot line adjustment had indeed been approved. After review of the approval letter, the board members, who voted during the combined meeting, signed the document.

**Review of New State Accessory Dwelling Regulations**

The board reviewed the new state accessory dwelling regulations which went into effect on June 1, 2017. During the last meeting, the board determined that some changes needed to be made to the Towns Regulations to reflect the changes made at the State level.

The following changes were suggested:

Document	Original Wording	Proposed New Wording
Subdivision Regulations, page 2	No existing definition of Accessory Dwelling	Add Accessory Dwelling as item 2.16 and then renumber definitions. Definition will be: <b>Accessory dwelling unit per RSA 674:21 means a second dwelling unit, attached or detached, which is permitted by a land use control regulation to be located on the same lot, plat, site, or other division of land as the permitted principal dwelling unit.</b>

<p>Zoning and Building Ordinances, page 1</p>	<p>No existing definition of Accessory Dwelling</p>	<p>Add Accessory Dwelling above “AGRICULTURAL USE” definition.  Definition will be: <b>Accessory dwelling unit per RSA 674:21 means a second dwelling unit, attached or detached, which is permitted by a land use control regulation to be located on the same lot, plat, site, or other division of land as the permitted principal dwelling unit.</b></p>
<p>Zoning and Building Ordinances, page 5</p>	<p><b>B.3 Buildings per Lot</b>  There shall only be one building allowed for residential purposed on a lot; provided however that the Zoning Board of Adjustment may grant a special exception authorizing a second dwelling unit, either contained within or attached to a single- family dwelling, or within a detached accessory building on the same lot. In order to grant such a special exception, the board must find, in addition to the other standards contained in this ordinance, that a finding that the following conditions are met.</p>	<p><b>B.3 Buildings per Lot:</b>  “<del>There shall only be one building allowed for residential purposes on a lot; provided however that the Zoning Board of Adjustment may grant a special exception authorizing a second <b>detached</b> dwelling unit, either contained within or attached to a single family dwelling, or within a detached accessory building on the same lot.</del> In order to grant such a special exception, the board must find, in addition to the other standards contained in this ordinance, that a finding that the following conditions are met. <b>As per RSA 674:71: (1) Accessory Dwelling Unit is allowed per Lot.</b></p>

<p>Zoning and Building Ordinances, page 6</p>	<ol style="list-style-type: none"> <li>1. The living space in the second dwelling unit shall not exceed 700 square feet.</li> <li>2. The existing or proposed home is and will remain a single family, owner-occupied structure.</li> <li>3. The existing or proposed home is currently conforming to zoning.</li> <li>4. The existing or proposed home is currently or planned to be owner occupied.</li> <li>5. The property owner states that the accessory dwelling unit shall not be used as a rental unit.</li> <li>6. The property shall have only one curb cut and driveway.</li> <li>7. The accessory unit shares utilities in common with the primary structure.</li> <li>8. Evidence of adequate septic capacity.</li> <li>9. Adequate vehicle parking and turn-around on site.</li> <li>10. That a site plan be approved by the Planning Board to insure that the accessory dwelling unit does not change the character or negatively impact the neighborhood.</li> <li>11. A deed addendum with approval conditions and including a restriction that the accessory dwelling unit shall not be used as a rental unit be executed and recorded prior to the issuance of a building permit.</li> </ol>	<ol style="list-style-type: none"> <li>1. The living space in the second dwelling unit shall not exceed <del>700</del> 750 square feet.</li> <li>2. The existing or proposed home is and will remain a single family, <del>owner-occupied</del> structure.</li> <li>3. The existing or proposed home is currently conforming to zoning.</li> <li>4. The existing or proposed home is currently or planned to be owner occupied.</li> <li>5. <del>The property owner states that the accessory dwelling unit shall not be used as a rental unit.</del></li> <li>6. The property shall have only one curb cut and driveway.</li> <li>7. The accessory unit shares utilities in common with the primary structure.</li> <li>8. Evidence of adequate septic capacity.</li> <li>9. Adequate vehicle parking and turnaround on site.</li> <li>10. <del>That a site plan be approved by the Planning Board to insure that the accessory dwelling unit does not change the character or negatively impact the neighborhood.</del></li> <li>11. <del>A deed addendum with approval conditions and included a restriction that the accessory dwelling unit shall not be used as a rental unit be executed and recorded prior to the issuance of a building permit.</del></li> </ol>
<p>Zoning and Building Ordinances, page 6</p>	<p>B.4. Dwelling Units per Building: Three apartments or units for permanent or temporary residents shall be the maximum allowed for any one building except when a special exception has been granted by the Zoning Board of Adjustment. In no case of multiple dwelling units within one building shall the overall density on the lot exceed one dwelling unit per three acres.</p>	<p>B.4. Dwelling Units per Building: Three apartments or units for permanent or temporary residents shall be the maximum allowed for any one building except when a special exception has been granted by the Zoning Board of Adjustment. <del>In no case of multiple dwelling units within one building shall the overall density on the lot exceed one dwelling unit per three acres.</del></p>

Doug O’Clair also suggested that the board review the old copy of the Non-Conforming Lots to make sure no further updates are needed. Recording secretary, Melissa Salinardi will attain the old copy of these regulations for the boards review. Once attained, the board will review and discuss changes, if necessary, during the next meeting. The board will review and finalize these changes noted above at the August 17, 2017 meeting.

The board determined that in order to finalize these changes, a Town Meeting would need to be held. During which time, residents would be able to voice their opinion on any changes that were suggested. The meeting will be set for the end of November.

### **Other Business**

- Fred Smith motioned to cancel the first meeting in August. Doug O'Clair seconded the motion, all were in favor. The August 3<sup>rd</sup> meeting is cancelled.
- The next meeting will be held on the third Thursday of the month - August 17, 2017.

**Doug O'Clair motioned to adjourn the meeting; Fred Smith seconded the motion, all were in favor. Meeting adjourned at 7:28 p.m.**

Respectfully Submitted,

Melissa Salinardi  
Recording Secretary