

**TOWN OF NORTHFIELD
PLANNING BOARD
PUBLIC HEARING
January 16, 2017
MINUTES**

Members present: Jason Durgin, Doug Read, Mike Murphy, Wayne Crowley and Laurie Hill.

Public Hearing for the review of proposed zoning amendments: To Amend Article 6 of the Northfield Zoning Ordinance to add article 6.3 *Accessory Dwelling Units (ADU)*. (This would allow this use in R1, R2, CONS and C/I as table #1 in Article 7 delineates, with special exception per RSA 674:71 to 73.) (*Recommended by a majority of the Planning Board*)

- a) SPECIAL EXCEPTION required by Zoning Board of Adjustment.
- b) Building Permit is required.
- c) Only one (1) ADU allowed per single-family dwelling.
- d) Owner of property must occupy either principal dwelling or ADU.
- e) Maximum size of any ADU is 1,000 sq. ft.
- f) ADU is required to be attached to the principal dwelling unit. Detached ADU is not allowed.
- g) Maximum number of bedrooms in the ADU is two (2).
- h) The principle dwelling unit and ADU must comply with all existing zoning requirements such as lot sizing and setbacks that are appropriate to single family units.
- i) Water and sewage systems need not be separate but must comply with town and state regulations.
- j) An interior door shall be provided between the principal dwelling and the ADU, but is not required to remain unlocked.
- k) Adequate parking must be provided.

Public Hearing Opened: Northfield resident, Chris Hunt, spoke to his concerns regarding the special exception conditions requiring that each ADU request go before the Zoning Board of Adjustment for approval. Northfield resident, Greg Hill, had questions regarding the owner occupied requirement and how this will be policed.

Public Hearing Closed.

Discussion ensued among the Board regarding Article 7, Table #1 – Uses By District; a motion was made by Wayne Crowley and seconded by Laurie Hill to modify the Accessory Dwelling Unit use from Not Permitted (N) to Special Exception (E) under the C/I district. Motion carried.

It was decided by the Board that this change is minor and impacts grandfathered property in the C/I district. There is not a need for another public hearing.

Meeting adjourned at 7:30 p.m.

Respectfully submitted,

Lindsey Giunta, Secretary

Minutes approved 2-6-2017