MINUTES
Workshop Meeting
Sanbornton Planning Board

Meeting Date and Time: Thursday, March 5th, 2020 at 7:00 PM
Meeting Place: Town Offices, 573 Sanborn Rd

The meeting was called to order by Chair Deb Schneckloth at 7:00 PM

Roll Call
Regular Members present: Will Ellis, Chair Deb Schneckloth, Don Bormes
Alternate Members present: Kalena Graham
Absent: Jody Slack, Selectman John Olmstead, Andy Sanborn
Others Present: Town Planning Assistant, Stephen Laurin

Minutes of 2/20 – Kalena Graham made a motion to approve the draft minutes of 2/20. Will Ellis seconded the motion and the motion passed unanimously.

New Business

a. Discussion of detached Accessory Dwelling Unit (ADU) ordinance – Chair Deb Schneckloth explained that Sanbornton’s existing ADU ordinance is similar to the majority of other towns’ except for allowing detached ADUs. Most are allowed via Conditional Use Permit (CUP); currently Sanbornton allows ADUs only attached to the main dwelling and these require a Certificate of Zoning Compliance (CZC). She stated that she doesn’t think a CUP should be needed for attached ADUs but should be needed for detached. Don Bormes stated that he would like detached ADUs to be presented to the Planning Board as there is no building code and no oversight by the Planning Board for ADUs currently. Steve Laurin noted that other towns include a requirement for adequate septic in their ADU ordinances, but Sanbornton does not.

Steve stated that the RSA pertaining to ADUs does not require municipalities to allow more than one ADU unit for any single-family dwelling. Chair Schneckloth stated that she thinks homeowners should be allowed to have two ADUs, one attached plus one detached or standalone. The distinction of detached versus standalone will need to be defined in the ordinance, with detached meaning detached from the primary dwelling but still attached to a structure, such as above a detached garage, and standalone meaning just the accessory unit itself, such as a small cottage. RSA 674:72 states that a municipality may require owner occupancy of one of the dwelling units, but it shall not specify which unit the owner must occupy. Chair Schneckloth stated that she feels the owner must be required to live on the property.

Chair Schneckloth explained that most ordinances require an attached ADU to be accessible from the main house without going outside – Steve noted that Sanbornton has historically allowed ADUs if the main home is connected to that structure via a breezeway or roof. Don noted that Andover’s ordinance requires a common wall or door for attached ADUs which he would be in favor of. Some ordinances designate a specific number of parking spaces needed for an ADU; Chair Schneckloth thinks that Sanbornton’s ordinance should allow for “adequate parking” but without a specific number of spaces. Don noted that roads are the most expensive item for taxpayers and that ADUs may generate income for the homeowner to pay taxes, but the tenants are increasing road use without adding to the tax base.

Chair Schneckloth stated that New Durham’s ordinance has additional acreage requirements for standalone ADUs which she doesn’t feel is necessary, but members may want to discuss a requirement for allowing ADUs only on conforming lots or legal non-conforming lots. Kalena stated that including language about legal non-conforming lots would be confusing to applicants and she feels it should be left out. Chair Schneckloth suggested allowing detached and attached
ADUs on non-conforming lots but standalone ADUs only on conforming lots. She noted that Canterbury does not allow “remote” ADUs, meaning those located more than 500 feet from the main dwelling. She stated that she doesn’t think there should be a limit on how far the ADU can be from the main home as long as it is accessible via a shared driveway, and it would be costly for a homeowner to do anyway.

Other Business
a. Membership update – Will Ellis and Jody Slack’s terms are expiring this month. Don Bormes made a motion to recommend both Will and Jody for re-appointment to the Selectmen. Kalena Graham seconded the motion and the motion passed unanimously.

Meeting adjourned at 9:20. The next meeting is scheduled for Thursday, March 19th at 7:00.

Respectfully Submitted, Audry Barriault