

Marlow Planning Board October 12, 2016, Hearing on ADU Proposal

Board Members Present: Carl MacConnell (Chairman), Lyle Handy Sr., Judi Ryner, Matt Smith, and Bob Allen(7:40). Absent: Erin Handy.

Attendees: Donna Chase, Curtis White, Tom Fuschetto, Barry Corriveau, Art Bingham, John and Diane Luke.

Public Hearing opened at 7pm. Carl reviewed the purpose of the Hearing: to outline the Board's role in the ADU Law, the subsequent schedule of meetings and hearings, and to listen to public input about the needs in the Town for Accessory Dwelling Units.

Using the Presentation from the Plan Marlow Meeting, Carl reviewed the State Directive for the Accessory By-Law which is to take effect on June 1, 2017, either as a Town by-law or the State by-law. The State defines an "accessory dwelling unit as a residential living unit that is within or attached to a single family dwelling and that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking and sanitation on the same parcel of land as the principal dwelling unit it accompanies."

He also reviewed the purpose of accessory dwellings: to provide a more diverse affordable housing opportunity for adult children, aging parents, independent space for care-givers, and disabled citizens.

If a town does not pass its own ordinance, the State one will govern allowing one internal or attached ADU for a single family dwelling in all zones that permit single-family residences.

ADUs will be permitted as a matter of right, with no permits or conditions required other than a building permit or zoning compliance permit, if necessary.

If the Town chooses to pass a by-law, then the ADUs can be regulated by conditional use permit through the Planning Board or Special Exception through the Zoning Board of Appeals following any adopted standards.

A discussion followed about the specific conditions that might be included in the ordinance. Carl underlined that the intent of the law was not to create duplex housing but a smaller accessory unit.

It was generally agreed that the one unit was acceptable and that the home owner would need to occupy the original unit or the ADU. Size was discussed and it was agreed that a percentage, maybe 40%, would be the best way to regulate size with a unit being at least 750 square feet or 40% of the residence.

Parking would be a consideration, also in applying for an ADU permit. It must be safe, adequate and not intrusive. The aesthetics of any attached ADUs, especially in the village district was discussed noting the importance of keeping the historic appearance of the older and the more visible village feel.

Next followed a discussion of attached and detached units. This could be done by zoning districts. More consideration was needed as the issue of conformity of lots may come into play.

The schedule for subsequent meetings on the ADU By-Law is: Planning Board Work Meeting: Wed.10/26, second Planning Board Work Meeting on Wed.11/9 and Public Hearing on Town Meeting Proposal Tuesday 12/13. Next Planning Board Meeting is Wednesday October 26, Public Hearing adjourned at 9pm.

Carl opened the regular meeting. Erin Handy has resigned. This leaves two regular spots open on the Board. Matt and Judi will become regular members, now completing a full five-member Board. Curtis Smith has expressed interest to come on the Board as an Alternate. He will see the Selectmen about the paperwork.

Matt will appear before the Board next meeting to talk about selling cars at his garage.

Regular Meeting adjourned 9: 30. (Unapproved Minutes, Judi Ryner)