

THESE MINUTES MAY BE APPROVED AND/OR AMENDED AT THE FOLLOWING MEETING

**Town of Richmond
Planning Board Public Hearing
January 17, 2017 7:00 PM Veterans Hall**

Members Present:

Lloyd Condon, (Chairman)
Jason MacDonald (Secretary)
Chris Daugherty, Selectman Rep
Butch Morin (Alt.)

Members Absent:

Seth Reece (Vice Chairman)
Norma Thibodeau
Loreal Schmidt
Harry Brake

Public: Richard Drew.

Meeting called to order @ 7:00 PM

Butch Morin seated for Harry Brake

1. Public:

No one from the public

2. Mail:

Southwest Regional Planning Commission December 2016 newsletter.

3. Zoning Ordinance, Accessory Dwelling Unit:

Public Hearing called to order @ 7:03 PM. Public Hearing posted inside and outside of the Town Hall, outside of the Veterans Hall and the Town of Richmond website. The Public Notice ran in the Keene Sentinel in the legal section on Friday January 6, 2017.

Amendment 1: 403.3.2 The Accessory Dwelling Unit may not be larger than 750 sq. feet. No changes were made.

Discussion to clarify Amendment 2 so that the wall of the Accessory Dwelling Unit and the wall of the principal dwelling unit are the same wall with a door that allows passage between the two units. It was the consensus of the board to add the words “or within“. The revised amendment would read:

Amendment 2: 403.3.7. The Accessory Dwelling Unit (ADU) shall be attached **or within** the principal dwelling unit. In order to be an attached ADU there must be a common wall between the living space of the principal dwelling unit and the ADU. Detached accessory dwelling units are prohibited.

After a brief discussion to clarify and describe “Common Wall” under definitions: **Common Wall: Wall that is common to the Accessory Dwelling Unit and the living space of a principal dwelling unit. Detached Accessory Dwelling Units are prohibited.**

Changes to **Article 4: Residential District** under **404 Permitted Uses**, specifically **404.3** will also be referenced in **Article 5: Lakeside District** under **501 Uses Permitted**.

The board concurred that the changes to the Amendments for clarification warranted continuation of the Public

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Hearing. The final calendar day for a second Public Hearing is Monday February 6, 2017. The next Planning Board meeting would be held February 7, 2017 a day late. The Planning board agreed to move their February 7, 2017 meeting to Tuesday January 31, 2017 located at the Veterans Hall @ 7:00 PM.

Public hearing ended @ 7:36 PM.

4. Minutes of January 3, 2017:

Page 2, Under 1. RSA 674:39-a Voluntary Merger: second to the last sentence change mortgage to **mortgage**. **Same section second paragraph first sentence** change breif to **brief**. **Same page last sentence** change Chariman to **Chairman** and Asministator to **Administrator**.

Motion made by Butch Morin to accept the minutes of January 3, 2017 as amended. Seconded by Lloyd Condon. Three in favor. One abstention. Motion carries.

5. Voluntary Lot Merger NH RSA 674:39-a

Discussion on the first draft of the Richmond Voluntary Lot Merger Application. The State of NH is now requiring that if there is a mortgage holder that the holder is contacted by written notice of the submission of the application. This is now a condition of approval by all Planning Boards. Planning Boards will not be held liable for deficiency in the notice to mortgage holder, notice is the applicant's responsibility.

The board decided to add at the top of the page under: Please provide the following information: **3. Written consent of each mortgage holder shall be required as a condition of approval of merger. Please reference Chapter 674:39-a II.**

Next paragraph: Based upon the request by, with an address of. Change with an address of to the word **applicant**.

Under B change the word forwith to **forth with**.

A second draft will be changed and presented at the Planning Boards next meeting on January 31, 2017.

6. Other:

1. Nicholas Bosonetto, Et. Al. v. Town of Richmond Planning Board:

No new information.

Respectfully Submitted,

Kandace Mattson

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