

Ordinance and Regulation Review Committee (ORRC) minutes DRAFT May 23rd 2017 (6:00pm)

Attendance: Charlyn Brown, Todd Santora, Abby Tonry, Glenn Copplemen, Mark Sikorski, Richard McDermitt and Shawn Hanson

Call the meeting to order: 6:10pm

New Business:

Accessory Dwelling Unit (ADU) section 7.2

The group reviewed the accessory dwelling Unit section 7.2 There was much discussion with regard to detached accessory dwellings and how the ordinance could be worded to discourage situations where no barn or garage exist to create an accessory dwelling. The committee is concerned about the potential of two separate homes being built on one lot. The committee also discussed the definition of "Habital Space" "Living Space". These definitions can be found in the American National Standards Institute (ANSI) and the International Residential Code (IRC). It was determined that definitions should be added to the ordinance, with the expectation that no matter how they are written their will be different interpretations made. The committee will draft a few definitions for the next meeting and try to create wording that only allows detached accessory dwellings on lots that have a garage or barn. The problem here is that someone can build a garage and a short time later asked to convert that into a ADU. There was some discussion of how to manage the overall size of any ADU as the "Living Space" is limited to 750sf but "unfinished space" is unlimited, for example someone could request a 4 car garage with an additional 750sf of living space as an ADU.

Elderly and Multi-Family Housing District section 11 specifically section 11.6 and 11.7

Discussion about Section 11.6.1 (Certification of Income Level), 11.6.2 (Assurance of continued affordability), 11.7.3 (Ongoing responsibility for monitoring the compliance with resale) and, 11.7.4 (Annual report) was discussed, these requirements are logistically difficult to complete for a small town like Hampton Falls with limited resources available. Most towns/cities with similar requirements have fulltime Housing Administration staff to complete the reviews required by our ordinance. The committee is looking achieve the proper review of information without the need for extensive resources. The committee will review the above sections with Staff at the NH Housing Athority to see if we rewrite these sections with the same intent without the need for large amounts of administrative staff. Committee members will also reach out to other communities who have Affordable housing sections in their ordinance to determine how they handle the logistics of qualifying tenants.

The committee also discussed the Need to update Section 13 Aquifer Protection District to reflect the work currently being researched by the Town of Seabrook and the Rockingham Planning Commission (RPC). This will be discussed in more detail in upcoming meetings.

Old Business:

- None

Other : None

Next Meeting: Will be determined.

Minutes respectfully submitted by Shawn Hanson