

**Residential Project Committee  
Meeting Summary  
12 September 2011**

**Present:** Michael Hingston, William Dietrich, Kate Connolly, Iain Sim, Joan Garipay, Jonathan Edwards, Vicki Smith, Judith Esmay

**Minutes of September 8, 2011**

The minutes of September 8, 2011 were reviewed and amended. Kate Connolly made a motion to approve the minutes. Iain Sim seconded the motion. The amended minutes were approved unanimously with Joan Garipay abstaining.

**Policy Points Regarding Lodging in Residential Areas, September 12, 2011**

Everyone agreed that lodging in some fashion can be accommodated in the rural residential area. The three categories of lodging, and the size and function of lodging establishments were discussed. Duration of stay was considered to be irrelevant, but it was agreed that lodging would not be a place where a person or family could establish a residence. The rental housing ordinance governs dwellings that are domiciles inhabited by tenants. Lodging is temporary and not intended to be used as a residence.

Rental of single family homes for vacation stays was discussed and it was decided that this activity did not fall within the activity to be regulated.

For bed and breakfast(B & B), a 6-bedroom maximum was suggested with the size of the lot determining what amenities can be placed on the lot. The limit was suggested as it is just a bit larger than a normal single family home. Some felt B & B is not an appropriate use in certain neighborhoods. Distance between the B & B and closest neighbor and ability to screen the B & B use and mitigate effects are considerations. If parking can be supported nearby, not necessarily on the lot, it may be easier to locate the B & B.

Ancillary functions are key to the categories. The size of these ancillary functions needs to be discussed. If amenities are open to the public and are not solely for the use of overnight guests, there is a difference in impact to the neighborhood. How much "on site facility is available" is a consideration.

Categorizing lodging types is appropriate because some sizes of lodging accommodations are not appropriate in every place.

Category 3 lodging establishments such as the Hanover Inn and Six South Street exist very comfortably in the downtown and there is no reason for them to be located anywhere else. They are dependent on water and sewer.

Category 2 lodging could go to locations on better roads.

### **Secondary Attributes and Effects**

What accessory uses generate negative impacts? Gatherings of a certain size will be large enough to generate traffic and negative noise impacts especially if the event is outside. Gatherings held in side with adequate parking would have less impact.

While a B & B can take place on a family sized lot, functions such as big weddings may not be appropriate.

Category 2 uses could take place on large lots in the rural area. The lot would need to be large enough to accommodate parking and provide a noise buffer.

The frequency of functions occurring has an impact. Occasional function use is tolerable in dense neighborhoods, while regular use would not be tolerable. Frequency of function use has big impacts on neighbors.

Noise and road capacity are important issues. At resorts, jet skis, motor boats, all terrain vehicles and amplified noise may not be appropriate. Some ancillary facilities or activities are severable from and do not necessarily derive from a lodging use. For example, a resort does not have to have a golf course.

### **Evaluations & Conclusions (taken from Jonathan's notes)**

Where road capacities are inadequate to the scale of the lodging, there are parts of rural Hanover where lodging of any type should be prohibited.

Due to negative effects which cannot be mitigated, lodging should be prohibited from parts of in-Town Hanover. In addition, the introduction of lodging to an in-town neighborhood may take dwellings from the housing stock.

Category 3 types of lodging is not appropriate in rural Hanover or beyond an easy walk to the downtown. They are best located in mixed use areas. Lodging may not be appropriate for in-town Hanover due to size and scope relative to road capacity and condition, relative to neighborhood scale, and relative to safety.

Some types of lodging are more acceptable in some districts of the rural area and less so in other areas where inappropriate to road capacity.

Some types of ancillary facilities and activities are more acceptable in some districts of the rural area and less so in other areas.

Meeting needs and contribution to the economy are among the benefits that should be used to assess the appropriateness of lodging in an area.

We should try to develop lists of adverse impacts which should be considered when determining appropriateness. The overall size of the lodging establishment should be a consideration. Possible off

site impacts related to lodging include pollution, traffic, noise and other nuisances. Ownership of a lodging establishment should not be a consideration although the assurance of responsiveness is important. We need to be aware of legal issues.

**Other Business**

Julia supports the idea of hiring a consultant for amending the zoning ordinance. A sum of \$25,000 has been suggested. Jonathan has talked with Vanesse Hangen and Randall Arendt about doing this work. Both consultants thought \$25,000 would be adequate for the job. He has also been asked the consultants what the Committee could do to in the meantime to expedite the process.

On Monday, September 19, Innovative Land Use Controls RSA 674:21, will be discussed.

Meeting adjourned at 4?? PM.

Respectfully submitted,

Vicki Smith, Scribe