

**Newfields Planning Board Meeting Minutes**  
**November 9, 2023**

**Attendance:** Chairman Mike Price, Select Board Representative Michael Sununu, Bill Meserve, John Hayden, Glenn Greenwood. Absent from the meeting was Jeff Feenstra and Jeff Couture.

**Proposed zoning changes**

Glenn commented that RPC will be assisting with the conservation subdivision updates.

The following changes were discussed:

- Clarification of frontage setback and how it is measured.

Note #1 in Zoning Ordinances states: Measured from the front building line to the nearest edge of an accepted public street. The Board considered removing “front” from the note and defining edge of an accepted public street. Kent Lawrence suggested changing street to property line or edge of pavement.

Bill Meserve mentioned section 2.1.20.3.1 Lot Line Front – The lot line separating the lot from an accepted public street.

Michael Sununu said the way it is written he could violate the setback by putting his front door on the opposite side of the building.

Glenn indicated that the Board has the right to interpret the zoning ordinances. Mike Price noted that if they have always interpreted setback as a measurement from the closest point to the front of the lot then there is no need to change it. Glenn added that if the interpretation is consistent there is no issue.

Michael Sununu said that the definition of right of way has never been well defined. Bill suggested including right of way in the street definition might be helpful.

- Clarification of ADU requirements.

Michael Sununu brought up the requirement for a special exception for an ADU states the structure has to comply with the rules for a single-family home. A single-family home cannot be built on a lot less than one acre in the village district. This prevents village district properties from adding an ADU. It is a legally existing non-conforming lot but the requirements of the special exception do not allow it.

Kent Lawrence said it keeps the density population in the densest part of the town, from expanding.

Michael Sununu commented that with the housing issues in the state and the push by the State to allow ADU’s, do we want to allow ADU’s in the village or not.

Bill Meserve commented that conversions of properties are allowed in our zoning for properties existing prior to 1987.

4.8 CONVERSION OF EXISTING RESIDENTIAL STRUCTURES Any building (Adopted 3/10/87) located in the R or RA District and existing at the time of passage of this Ordinance may be converted to not more than two dwelling units.

Bill Meserve said we could add the existing footprint to 4.8.

We allow duplexes if the property has the required frontage and acreage. John Hayden said an ADU is more acceptable than a duplex. He suggested striking this section since we now have the provision to allow ADU's.

In Michael Sununu's opinion, if a lot of record can accommodate a single-family home, then it can support an ADU.

Kent Lawrence brought up parking requirements to have parking for four cars for an ADU. He wanted to know if a parking space in front of a garage is allowed as a parking space.

Glenn said parking is not the town's responsibility. If an applicant can provide parking for four cars for an ADU it is sufficient. We cannot dictate who uses those spaces. It is a property owner issue. If the requirements of the ADU state that parking cannot be stacked that is different. The ordinance only states four parking spaces are required.

A motion was made by Bill Meserve and seconded by Michael Sununu to adjourn at 8:18pm.

Respectfully submitted,

Sue McKinnon