

**Town of Sullivan, NH
Housing Task Force
Meeting Minutes, October 3, 2023
Sullivan Town Hall/Planning Office (Lower Level)**

Members present: Leslie Casey (chair), Wendy Pelletier, Gaynelle Pratt, Brad Smith

Absent: Paul Bolduc (Selectman)

Planning Consultant: Ivy Vann AICP, CNU-A

Public present: None

- A. Call to Order:** The meeting was called to order at 4:00 PM. A quorum was present.
- B. Approval of Minutes:** Draft minutes of the September 18th meeting were distributed. W. Pelletier moved to approve the minutes; L. Casey seconded. L. Casey recommended removing a paragraph under the "Home Shares information session – debrief" heading referring to community discussion of the session outside of the public forum. The minutes as amended were approved unanimously.
- C. Accessory Dwelling Unit (ADU) Ordinance:** For purposes of discussion, I. Vann shared a draft ADU ordinance she had written independently of her grant-funded contract with the town. She said the NH statute on internal ADUs has a requirement for an internal shared door, but that requirement may go away because it creates a barrier to housing.

In discussing implications of ADUs for housing density, it was agreed that a clarifying amendment to III.C.7 of the Community Planning Ordinance is needed. As it stands, it could be interpreted to mean large lots can have principal dwellings scattered every 2 acres, which would not seem to be in keeping with rural character. An amendment should be proposed saying that there is to be just one principal dwelling per lot regardless of acreage. Another option would be to allow more than one principal dwelling for large lots provided there is adequate road frontage and the dwelling is sited to allow subdivision.

D. Community Engagement:

- **Villages information session - planning.** I. Vann will present information on villages on Thursday, October 12th at 6:30 PM at the Sullivan Church Friendship Hall. The concept of a village overlay in the ordinance to allow creation of village nodes will be explained.
- **Housing table session – options.** A public engagement session has been scheduled for Tuesday October 17th at 6:30 PM at the Sullivan Church Friendship Hall. It was envisioned as a table session to gauge housing attitudes. It could be more useful for it to be an ADU ordinance workshop, if the planning board decides to move forward with an amendment. Based on community feedback on housing in Sullivan to date, amending the ADU ordinance

would be the simplest and highest priority regulatory change. L. Casey said she would raise it with the planning board at its next regular meeting as part of the HOP grant update.

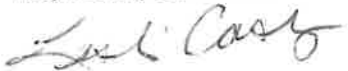
- E. **HOP Grant:** L. Casey reported that the HOP grant program had given notice of approval of a revised Phase 1-2 budget, but declined to fund the Phase 3 (Regulatory Development) proposal. The contract addendum still has not been received. She speculated that the steering committee may be considering whether to distribute unused money in the program for Phase 3 Regulatory Development, which would explain the delay.

One of the deliverables for Phase 1 of the grant is documented change in community attitudes on housing. L. Casey and I. Vann will work to summarize current community attitudes on housing attitudes for the monthly report due October 10th.

- F. **Master Plan Update:** Updating housing-related chapters of the Master Plan will continue under the HOP grant. The updated housing chapter will be brought to the Planning Board for adoption at the November 8th regular meeting.

- G. **Adjournment:** L. Casey adjourned the meeting at 5:25 PM.

Respectfully submitted,



Leslie Casey
Sullivan Housing Task Force, Chair