

Town of Sullivan, NH
Special Meeting of Planning Board – Workshop, ADU Ordinance
Meeting Minutes, Wednesday, October 18, 2023
Sullivan Town Hall

Members present: Chris Pratt (chair), Laura Lewandowski, Leslie Casey, Laurie Goldsmith (alternate), Nick Perra (alternate)

Public present: Ivy Vann (Planning Consultant), Brad Smith (Boulder Road, Sullivan Housing Task Force)

- A. The special meeting was convened by Chairman C. Pratt at 7:01 PM and roll call was taken. Notices had been properly posted in advance. L. Goldsmith agreed to take the seat of Secretary Timothy Newcombe, who was absent. L. Casey was designated Secretary Pro Tempore.

B. Workshop, Accessory Dwelling Unit Ordinance

C. Pratt introduced the workshop session by explaining that the purpose was to develop a proposed amended ADU ordinance (Article IV.H of the Sullivan Community Planning Ordinance) for review by the full Board at its November 1st regular meeting. A draft amendment prepared by the Sullivan Housing Task Force & I. Vann was distributed. B. Smith represented the Housing Task Force.

Based on feedback from recent community engagement sessions on housing topics, changing the ADU ordinance to be less restrictive would be the easiest way to increase housing choice and supply while protecting Sullivan's rural character. C. Pratt said the draft amendment was too wordy and needed to be simpler or it would not be well-received by voters. It was suggested that language repeated from the ADU statute (RSA 674:71-73) was unnecessary. I. Vann agreed that removing redundant language would simplify the amendment and make it more similar to what is in the CPO currently.

I. Vann said that it is possible for a landowner to sell a detached ADU without having to subdivide. In New Hampshire that is usually through a "Tenants in Common" arrangement (RSA 477:18).

The pros and cons of several possible changes to the ADU ordinance were discussed. A revised draft amendment allowing two ADUs on all legal lots and removing some restrictions will go to the Board in November. C. Pratt commented that it would be a step in the right direction if amending the ordinance would make some unpermitted ADUs that are presumed to exist legal, and make a detached ADU allowable on any legal lot.

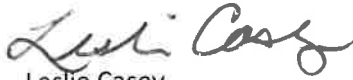
C. Pratt said once the Planning Board agrees on final proposed wording for the amendment, a public hearing will be scheduled. That will most likely be at the December 6th regular meeting.

L. Casey pointed out that the of vagueness Article III.C.7 of the CPO on 2-acre housing density could cause problems, especially if the ADU ordinance is relaxed. An amendment specifying that there may be only one primary dwelling per lot was agreed upon. It was felt to be unnecessary to add language specifying that another principal dwelling would be allowed as long as it was situated to create conforming lots if subdivided. In addition, it was recommended that articles III.C.8 and 9 specifying minimum interior living areas be struck out. I. Vann said the building code takes care of the issue of minimum living area.

The draft amendment to Article III.C will go to the Planning Board for review along with the draft ADU ordinance amendment. L. Casey said she would prepare the drafts to be used at the meeting.

C. Meeting adjourned at 8:15 PM by unanimous vote of the planning board.

Respectfully submitted,

A handwritten signature in cursive script that reads "Leslie Casey".

Leslie Casey

Secretary Pro Tempore