

## **PLANNING BOARD PUBLIC HEARING MINUTES**

### **ZONING ORDINANCE CHANGES**

**January 17, 2017**

Hearing in session at 7:00PM

Maury Collins, John Bunce, and Kathy Schillemat were in attendance as well as board members Dave Upton, Mary Cornog, Jeff Taylor and Duane Schillemat.

- Jeff Taylor, acting chair, opened the hearing and presented the proposed changes aided by handouts and a power point presentation.
- Kathy Schillemat wanted to discuss detached ADU's which were not included in the Planning Board proposals. Jeff stated that the board has come to realize that more changes will most likely be coming next year after some experience with different situations and more time to discuss and consider changes. However, if proposed ordinance changes do not get passed, the state law defaults to only attached units and our ordinance language would be in conflict with the new law.
- Lot coverage, owner occupied and maximum size were concerns of the group and Jeff explained why the board had thought it best to define in the ordinance changes even though these were optional. If not passed it would default to no limit on lot coverage, no requirement on owner occupancy, and no maximum on how large the dwelling could be. Again Jeff reiterated changes can be made in the future but it is not in the best interest of the town to have a new state law go into effect that conflicts with the language of Nelson Zoning Ordinances.
- Kathy thought it best to reference the RSA'S in the proposal and the board agreed to amend.
- Board also agreed to amend the proposal to require 1 additional parking space instead of 2 as currently written.

Hearing adjourned at 8:10 PM

Respectfully submitted: Karen Castelli, Planning Clerk

David Bower/Chairman\_\_\_\_\_

Mary Cornog\_\_\_\_\_

David Upton \_\_\_\_\_

Jeff Taylor \_\_\_\_\_

Duane Schillemat\_\_\_\_\_