

UNITY PLANNING BOARD MINUTES

January, 2017

Call to Order:

Meeting was called to order at 7:17 pm by Bob Trabka

Roll Call:

Members present: Bill Schroeter—Ex Officio; Sue Schroeter —Vice Chair; Caryl, McDevitt—Member

Alternates present: Glenn Walker

Bob asked Glenn Walker to sit for Craig Shute

Members of the Public present: Tawna Fisher

Minutes:

Bill made an amendment from last month's minutes. A typo in the date from 2016 to 2017 regarding this month's meeting date. Bill motioned to accept as amended. Glenn seconded, all were in favor.

Unfinished Business:

ADU's

Bob suggested changing from a Special Exception to Conditional Use Permits for ADU's. Applicants would need to come to the Planning Board and apply for a Conditional Use Permit for an ADU. The Board also reviewed the model Ordinance language written by the NHMA for the Rockingham Planning Commission dated October 4, 2016. Bob wanted the Board to consider some of the language use in this model for the Unity Land Use Ordinance change. The Board decided to add the following language to the Ordinance under the criteria for approval of the Conditional Use Permit:

- An interior door shall be provided between the principal dwelling unit and the accessory dwelling unit. The accessory dwelling unit shall have an independent means of ingress and egress.
- The applicant for a conditional use permit shall demonstrate adequate provisions for water supply and sewage disposal for the accessory and primary dwelling units in accordance with RSA 485-A:38. Water and wastewater systems for the principal and accessory dwelling units may be combined or separate.
- Either the principal dwelling unit or the accessory dwelling unit must be owner occupied. The owner must demonstrate that one of the units is their principal place of residence and legal domicile. Both the primary dwelling unit and the accessory dwelling unit must remain in common ownership.

- For the purposes of this ordinance, attached means that the accessory dwelling unit must share an adjacent wall with the principal dwelling unit. Connecting two separate buildings with a covered walkway, breezeway or hallway does not meet the threshold for attached.

The Planning Board will hold the second hearing on Monday the 23rd of January; the notice needs to be published by the 12th of January. Bob is to make changes to the ordinance so that he can post it. Bob is to inquire with Chip Baldwin regarding the use of the building along with access to projector.

Newport Sand and Gravel Excavation Closeout – Sue said that the Board already closed this out over two years ago. Bob will investigate and verify either outcome.

New Business:

Site Plan Review Discussion

Tawna Fisher inquired about having a nail salon and a quarantined rescue for dogs. These issues would be discussed separately.

Tawna would like to set up a nail salon business in her house. The property is at 489 Lear Hill Road. Sue made a motion with a second from Caryl and all were in favor to not require a Site Plan Review for the nail salon upon the following conditions:

- There is already plenty of parking for customers.
- The business will be open by appointment only. She can only take 1 or 2 customers at a time.
- There were no modifications to the building to accommodate this business.
- The business is regulated by the State Board of Barbering, Cosmetology & Esthetics.
- The nail salon will not use acrylics that give off odor; only gel nails will be offered.
- Tawna will be a sole proprietor within her home and will only be done part time.

The Board explained to Tawna that she would need to come back to the Board if any of the above conditions changed or if the business grew larger. The Board will provide a letter to Tawna stating that she is in compliance with Town requirements.

Tawna's second request was for a dog rescue requiring a quarantine facility. The business, Wags and Wiggles, is not operated in the house. Tawna has been rescuing dogs for 5 years. The only way she brings in dogs is if she has homes for them. During transition the dogs must be quarantined for two days before being assigned to a foster or permanent home, not a constant in and out of dogs. Most likely she will board no more than 3 or 4 dogs at a time. Board asked if state requires specifics regarding housing for these dogs. She said that the state is coming to check for

compliance regarding rescue. The zoning board would need to complete form stating compliance.

The Board is requiring an Expedited Site Plan review which will require that she file an application with a reduced checklist consisting of items 1, 4, 5, 6, 7 and 19 of the Site Plan Review Checklist. The Board is requiring Tawna to produce a sketch of her property and present it to the Board with her application rather than a surveyor's plat. Once the application is received with a completed checklist certified letter will be sent to abutters with a hearing to be held on the subject. The Board agreed to waive item numbers 2, 3, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20 and 21. A copy of deed would also be needed. The Board suggests that Tawna see Holly at Town Office to get abutters information.

Caryl made a motion to waive portions not needed for Tawna to fill out on the site plan checklist, Sue seconded and all were in favor.

Caryl made a motion to add to the fee schedule the adjusted expedited site plan of \$100, Sue seconded and all were in favor.

Letter to Charles Tatro – Mr. Tatro is looking for a letter from the Board stating that our records show no evidence of wetlands on his property. Bob spent a couple of hours searching a small portion of the records. He came to the conclusion that it would require another 6 to 8 hours of inspection to come to any conclusion. The Board suggested sending a letter to Mr. Tatro stating that there is no documentation of wetlands found by the Conservation Commission. Alternatively, Mr. Tatro could incur the cost of completing the record search.

Other Business:

Public Comment
Future Agenda Items

Communications Directed to Board:

ADJOURNMENT:

Bill made the motion to adjourn at 9:25pm, Caryl seconded it. All were in favor.

Respectfully Submitted,

Penny Trabka
Planning Board Secretary