

**SBVD PLANNING BOARD
MEETING MINUTES
September 9, 2019**

PRESENT: Members: Ted Xavier, Joel Spiller, Robert Gossett, Don Hawkins,
Alternates: Larry Deshler, Bill Howley, Building Inspector Steve Keaney;

ABSENT: Bob Weisner, SBVD Planner Tom Morgan

MEETING OPENED:

The meeting was called to order at 6:00 PM. Ted Xavier led the meeting in the Pledge of Allegiance.

MEETING MINUTES:

Minutes from the 6/3/2019 meeting were distributed and reviewed.

Motion to approve minutes:
Motion seconded:
Motion passed by voice vote.

Bob Gossett
Joel Spiller

PUBLIC HEARING: None

OLD BUSINESS:

A. Continue discussion on ADU as short term vacation rental

The PB had a discussion about strengthening the wording in our ADU ordinance. Currently one of the criteria for approval of an ADU is that it will not be used for short term daily and weekly vacation rental. At a previous meeting a PB member asked if a property owner could move into the ADU and use the main house for short term rentals. The PB thought that violated the stated purpose of the ADU ordinance but agreed to ask for a legal opinion. The SBVD lawyers thought the ADU regulation was defensible in court but recommended changing the regulation to more clearly state the board's intention.

After a brief discussion the PB decided to ask Tom Morgan to look into the subject and to propose changes to the ADU section of the Zoning Regulations. The PB asked the changes to be ready for PB review at the November meeting. The proposed changes could then be sent for legal review.

B. Update on possible zoning change to increase building height for houses in the flood plain. Further discussion of this subject was postponed to a future meeting.

NEW BUSINESS:

A. Update on Case 19.01: 175 Atlantic Ave.

Don Hawkins reported the applicant had updated the plans for the property, paid all outstanding invoices and completed all the conditions of approval except the removal of the fence and shed on town property which would be done when the house is removed. The Planner and PB Chairman approved the final plans which were then recorded at the Rockingham County Registry of Deeds.

The applicant was supposed to remove the shed and fence before the plans were recorded but requested an extension so the new owner could close on the property. The PB Chair and Clerk agreed to the extension. Hawkins suggested to the PB members that in the future it should take a vote of the whole board to make changes to the conditions of approval. The board members agreed and suggested that a statement be added to the Notice of Decision saying any changes to the conditions of approval would require a vote of the PB.

B. Important Dates for the Annual Meeting

Don Hawkins passed out a calendar of dates (attached) the PB needed to meet if changes to the Zoning Regulations were going to be proposed at the 2020 SBVD Annual Meeting. The PB agreed we had plenty of time but should start working on changes ASAP.

OTHER: None

NEXT PB MEETING:

The next regular meeting of the PB is November 4, 2019 at 7 PM.

The meeting was adjourned at 6:30 PM.

Submitted by,

Don Hawkins