

BARTLETT PLANNING BOARD  
PUBLIC NOTICE

The Bartlett Planning Board will hold a public hearing on Wednesday, January 4, 2017 at 6:00 p.m. to consider the following proposed amendments to the town's zoning ordinance.

**Amendment 1.** This amendment is required to bring the current definition of "Accessory Apartment" into compliance with newly-adopted RSA 674:71 to 73. Replace Article XIX (Definitions): Accessory Apartment with the following: "ACCESSORY DWELLING UNIT (ADU) – A residential dwelling unit intended for rent or lease and 1) is under common ownership with a single-family dwelling; 2) either the ADU or the primary dwelling is owner-occupied; 3) only one of the units is permitted to be rented-out; 4) is located within the same structure as, or within an accessory structure (such as a barn or garage) to, the primary dwelling unit; 5) contains no more than two bedrooms; 6) does not exceed 800 square feet in size; and 7) shall make provision for adequate water supply and sewage disposal service in compliance with RSA 485-A:38 and regulations adopted by the New Hampshire Department of Environmental Services. For purposes of Minimum Land Area Requirements (MLAR), a one-bedroom Accessory Dwelling Unit shall be calculated as one-half of a three-bedroom Dwelling Unit, and a two-bedroom Accessory Dwelling Unit shall be calculated as two-thirds of a three-bedroom Dwelling Unit. No more than one Accessory Dwelling Unit shall be allowed per lot. An Accessory Dwelling Unit shall not count towards the number of dwelling units allowed on a single driveway."

Under Article VI. Minimum Land Area Required, Section B. Residential Uses, add the following item: "4) A one-bedroom Accessory Dwelling Unit shall be calculated as one-half of a three-bedroom Dwelling Unit, and a two-bedroom Accessory Dwelling Unit shall be calculated as two-thirds of a three-bedroom Dwelling Unit. (Please refer to Section XIX (Definitions) for a full description of Accessory Dwelling Unit requirements.)"

**Amendment 2.** This amendment is proposed to increase the number of dwellings allowed to be served by a single driveway from two to three. The definition of "Lot" in Article XIX (Definitions) shall be amended to read (underlined text to be amended): "A lot is a tract, parcel, or plot of land. Such lot shall front upon and have access to a street which meets town road specifications except that a maximum of three dwelling units may be served by a driveway. This definition does not include zero lot line lots or similar forms of individual lot ownership i.e., within a planned unit or cluster development."

**Amendment 3.** This amendment is intended to give property owners the opportunity to decrease the front setback from the centerline of Route 16, Route 302, and West Side Road from 115-ft. to 60-ft. for any residential use. This does not affect the commercial setback, which will remain at 115-ft. This is an option only, and property owners may still implement the 115-ft. setback if they wish to retain the commercial aspects of their property. Article XI. Setbacks. A.2 shall be amended to read (underlined text to be amended), "For residential developments (see Article XIX Definitions), all structures will be setback a minimum of 60 ft. from the centerline of Rt. 16, 302 or West Side Road, 40 ft. from the centerline of streets internal to the residential development and 15 ft. from all other property lines." Article XI. Setbacks. A.3 shall be amended to read (underlined text to be amended), "For single or duplex homes on a single lot, all structures will be setback a minimum of 60 ft. from the centerline of Rt. 16, 302, or West Side Road and 15 ft. from all other property lines."

Public input is welcomed and encouraged at this meeting.

Philip Franklin, Chairman  
Bartlett Planning Board