



## TOWN OF HARRISON

### HARRISON PLANNING BOARD WORKSHOP MINUTES December 6, 2023

Board Members Present: Chairman James Dayton, Wendy Gallant, Scott Ramsdell, Alternate Brian Spaulding, Alternate Larry Farmer

Board Member Absent: Michael Garvey

Staff Present: Asst. CEO Jim Fahey, Interim Secretary Kristen MacDonald

Public Present: None

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#### 1. Workshop Discussion

Building Permit Requirements Ordinance – Board would like possible changes as follows:

**Article 4:** Definitions – add: **Accessory Dwelling Units** – An addition (with a kitchen and bathroom) to an existing residential structure or separate structure (with kitchen and bathroom) on an existing lot with an existing residential structure.

**Article 6:** Minimum Lot Size & Setback Requirements –

Add, after No building:

principal or accessory structures and expansions of existing structures, which are permitted

Add, after nor shall the height:

of any residential structure exceed thirty-five (35) feet. This provision shall not apply to non-residential structures.

Add: #7 Minimum lot size, setback requirements and accessory dwelling units. If an accessory dwelling unit (ADU) is permitted, and the lot does not meet the minimum lot size as defined in Article 6 paragraph 1, then the ADU must be fitted with an approved sprinkler system.

If the ADU is attached to an existing residential structure, then the entire structure will need to be fitted with an approved sprinkler system.

The Board will have a public hearing on January 17<sup>th</sup> for any questions/comments on the corrections to the ordinance.

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Chairman James Dayton

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Interim Secretary Kristen MacDonald