

Newton Planning Board
2 Town Hall Road
Newton, NH 03858
(603) 382-4405 X315



30, November 2022

Dear Mr. Skofield

Attached is the Notice of Decision for your Conditional Use - Accessory Apartment application. It is based on the Planning Board decision of November 28th 2022. It will be recorded at the Rockingham Registry of Deeds. The Planning Board has rendered a decision to allow the use of the Accessory Apartment and does not address State and Local Building or Fire Codes.

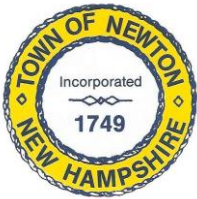
Your next step would be to meet with the Newton Building Inspector and the Newton Fire Department to address the Conditions Precedent (as listed on your Notice of Decision), your Building Permit and/or Occupancy Permit. Modifications may be required prior to the Building Department granting the Occupancy Permit.

Unless otherwise specified within the notice, you have six months to comply with the Conditions Precedent. If the conditions are not met within six months, the conditional approval shall lapse, unless a mutually agreeable extension has been granted by the Board. Extensions may be granted only if there have been no amendments to the Zoning Ordinance or regulations which would render the plan non-conforming, and if all other required permits are still valid.

Thank you,

Signed Copy on file at the Planning Board office

Dennis Moran, Chair
Newton Planning Board



Newton Planning Board
2 Town Hall Road
Newton, NH 03858



Notice of Decision

The application submitted by *Duane Skofield of Plaistow, NH* requesting a Conditional Use Permit for an Accessory Dwelling Unit at 39 Amesbury Road, Newton, NH, the property is referenced as ***Tax Map 16, Block 4, Lot 1-1A***, The Newton Planning Board found, in fact, that the plan met all of Newton's Zoning Ordinances and that justice would be served by approving the application. It received conditional approval by a **Unanimous** vote of the Planning Board on **November 28th, 2023**, with the following conditions:

Conditions Precedent:

- 1. Obtain all local and state permits including an occupancy permit.*
- 2. A copy of the approved septic plan be on file.*

Conditions Ongoing:

- 1. The limits of the accessory apartment are as follows:*

SECTION XIII ACCESSORY APARTMENTS (Added March 2001, amended March 2012)

Pursuant to RSA 674:71 , 674:73 the Planning Board is hereby authorized to grant a Conditional Use Permit to allow for accessory apartments in accordance with the restrictions and requirements of this section. To increase housing alternatives while maintaining neighborhood aesthetics and quality, an accessory apartment shall be permitted within all single-family dwelling units. Maximum of one (1) accessory apartment per property.

1. The property owner must occupy one (1) of the two (2) units.
2. No more than two (2) bedrooms are permitted in the accessory apartment.
3. Not more than four (4) people shall occupy said apartment.
4. Off street parking sufficient for both units must be provided (space for a minimum of four (4) vehicles).

5. The septic system shall be adequate for both units, per New Hampshire Water Supply and Pollution Control Standards.
6. The accessory apartment must be attached to the primary dwelling unit. Accessory apartments are not permitted in detached accessory structures on the same lot.
7. The accessory apartment shall have convenient and direct access to the primary dwelling unit (a connecting inside door) AND its own separate entrance/exit.
8. Appearance shall remain that of a single-family residence. New entrances for the accessory apartment shall be located on the side or rear of the building.
9. The size of the accessory apartment shall be a maximum of 800 square feet.
10. The primary dwelling unit and the accessory apartment shall share common utilities including well, septic system, heating and electrical service.
11. Design of the accessory apartment shall be such that it would be readily adaptable to conversion into part of the primary dwelling.

2. Meet all Life Safety Codes.

3. Utilities must be shared by the main house and the Accessory Apartment

Signed Copy on file at the Planning Board office

Dennis Moran, Chair
Newton Planning Board
March 30, 2023

cc:

Duane Skofield

Zoning Board of Adjustment Building Department Fire Department Police Department
Health Department Conservation Commission Board of Selectmen Assessor's Office
PB Files