

**TOWN OF NEW HAMPTON
ZONING BOARD OF ADJUSTMENT
MEETING MINUTES**

**Town Offices upstairs meeting room
6 Pinnacle Hill Road, NEW HAMPTON, NH 03256**

June 3, 2026

MEMBERS PRESENT	Regular members: Mr. Newman, Mr. Akers, Ms. Gattermann & Mr. Tierney, and Ms. Selko
OTHERS PRESENT	Land Use Administrator Mrs. Vose
CALL TO ORDER	Mr. Newman called the meeting to order at 7:02 PM.
ELECTION OF OFFICERS	Mr. Newman made a motion to nominate Ms. Gattermann as Clerk, seconded by Mr. Tierney. Vote passed with Ms. Gattermann abstaining. Mr. Newman made a motion to nominate Mr. Akers as Vice Chair, seconded by Ms. Gattermann. Vote passed with Mr. Akers abstaining. Mr. Newman turned the meeting over to Mr. Akers, who made a motion to nominate Mr. Newman as Chair, seconded by Ms. Selko. Vote passed with Mr. Newman abstaining.
MINUTES	Mr. Tierney made a motion, seconded by Mr. Akers, to approve the minutes of 5/5/26 with the following correction: • Pg 1, under “Call to Order”, add that Mr. Newman appointed Ms. Selko as a voting member. Vote passed with Ms. Selko abstaining as she had not been present.
DISCUSSION <i>Zoning Ordinance Sub-committee discussion from 5/13/26 meeting</i>	Mrs. Vose and Ms. Gattermann reviewed discussion that the Zoning Ordinance subcommittee had on 5/13/26. Items discussed by the subcommittee: 1. Lighting 2. Cluster Development and Density Bonuses 3. Home Occupation/Professional Office – Mr. Tierney said relative to the concept of home occupation, he is seeing more and more equipment such as bull dozers, wreckers, etc. parked in a residential area, and thinks the intent and description of the Home Occupation needs more discussion to ensure protections are in place for neighborhoods. The Board agreed if someone is running a business in their home, which have no outward appearance, they are not typically creating an issue in the neighborhood, but with outward appearance there can be noise and some business items outside can change the character of a neighborhood. It was the consensus, that the Home Occupation needs better definition with the ordinance written to address concerns. 4. Telecommunications 5. Signage and flags: • Better definition on each and discussion on temporary signage having no limitation. It was noted temporary signs were difficult to enforce when there was a time limit.

- Digital signage – it was noted that relative to digital signage and the flashing of messages, the ZBA had denied a digital sign, but the Selectmen subsequently made a determination to approve it, based on number of seconds of displayed message.
6. **Parking requirements:**
 - STR parking requirements – it was noted that if you applied number of bedrooms as determining the requirement for an STR, it may not be suitable.
 - Mrs. Vose said she advised the subcommittee that there were permitted uses in the commercial districts that had no parking requirements listed, such as medical office or facility so land use staff used another town's regulations to determine if a use had suitable parking.
 7. **Minimum lot sizing** – the Planning Consultant does not think New Hampton is not overly restrictive with its one-acre minimum requirement and the Planning Board will be asked to discuss this further on whether they want to reduce this, as this is a big change creating denser housing. The ZBA unanimously advised that the one-acre minimum is suitable, unless it's a cluster development, which already allows for more density.
 8. **Conditional Use Permit**
 9. **Change in a non-conforming structure:** A change might allow more flexibility if a property was not damaged by fire, but the owner cannot do what they want to do, and want to tear it down and rebuild it on the same footprint. There was discussion that if the structure needs to come down, but wasn't damaged by a fire, it could be allowed as long as it didn't become more non-conforming. Various scenarios were discussed. Mrs. Vose said if someone has reconstructed the same building on the same footprint, the Selectmen have allowed it as long as the building does not become more non-conforming, and its footprint documented just prior to demolition and reconstruction.
 10. **Other** (under Permitted Uses): the Planning Consultant suggests adding "Other" as a permitted use by Special Exception when someone wants to propose a use where is not permitted per the ordinance, but is very similar to another permitted use. It was the consensus of the ZBA that adding Other as a category may allow more uses than the residents want, depending on who might sit on a Board and what their personal opinion of a use might be, so they did not support adding an "other" category.
 11. **Accessory Dwelling Unit:** The ZBA discussed the subcommittee's consideration to increase the size of an ADU, which is currently at 800 sq. ft., while recent state legislation requires towns allow a minimum of 750 sq. ft. Mrs. Vose looked at past discussion in the minutes and found discussion on 1,000 sq. ft. and 1,200 sq. ft., and possibly more than the current two bedrooms. She said she reviewed the square footage of residences in New Hampton and found that 22.6% - almost a quarter of the Town, have a residence that is 1,200 sq. ft. or less, so the ZBA asked ... would allowing 1,200 sq. ft. really be an ADU? The ZBA felt strongly that it would just be creating another dwelling, and not an ADU if the size were 1,200 sq. ft. Some members of the Board supported 1,000 sq. ft. but some members thought 800 sq. ft. remains suitable. The ZBA's overall concern was with density and that by allowing 1,200 sq. ft. it is not really an ADU any more, it's a house,

and that it is a way to avoid the 1-acre limitation for a dwelling unit, and not unlike a quarter of the homes in town. It was noted the owner must still make the home or ADU, their legal domicile.

Additional discussion points brought up:

Tiny Homes: Mrs. Vose advised she wanted to add this as a discussion item for the subcommittee as she has been getting more and more questions from people interested in living in a tiny house. There have also been more inquiries from individuals who want to put family into an RV on their house lot, for various periods of time. This brings up the concern on how septage would be handled, how power and water would be obtained, and the impact that this use could have on abutting properties. She thought guidelines on RV use should be considered and that tiny homes cannot typically get an Occupancy Permit because they are not constructed to code. Mrs. Vose said using an RV for living purposes has been an enforcement issue in the past and would like to see guardrails in place so all property owners are treated the same, when any Selectboard consider who to allow to stay in one on a property. Ms. Gattermann recommended defining what recreational use is.

AI Data Centers: Mrs. Vose said she asked the subcommittee to be proactive and look at this further, as it can have a very negative effect on the community, with water/power consumption affecting the aquifer and electricity rates, and noise, and though one subcommittee member thought it takes more land than what is available in the Town, Ms. Gattermann said she researched and found that they are being built as lots as small as 10 acres. Mr. Tierney said the owner of the data center would have to show that their proposal would not increase the rates of the community, but the workaround seen across the country to address the power consumption, has resulted in increased the noise to abutters.

Mrs. Vose provided the members with a list of other items she had made note of in her Zoning Ordinance copy for possible discussion by the subcommittee. The ZBA expressed support for discussion on the items Mrs. Vose listed. She advised the subcommittee will need to determine a smaller number of proposed amendments for the voters in March 2027, while an ongoing list can be compiled for future possible amendments to the ordinance.

ADJOURNMENT

Mr. Newman made a motion, seconded by Mr. Tierney, to adjourn at 7:46 pm. Vote was unanimous.

Respectfully Submitted,
Pam Vose, Land Use Administrator