

Public Hearing Notice

Planning Board

Randolph, New Hampshire

The Randolph Planning Board will hold a public hearing on Tuesday, December 28, 2021, at 7:00 p.m. at the Town Hall at 130 Durand Rd. to receive public comments on a proposed amendment to the Town of Randolph Land Use Ordinance.

The proposed amendment shown below would add language to address tiny homes on wheels in the same manner as campers and recreational vehicles subject to compliance with applicable health and safety codes. Three Definitions would be revised as well to clarify that none of these may be used as permanent residences.

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Text to be added is shown like this.

6.04 PERMANENT AND TEMPORARY RESIDENCES

- A. All permanent residences have to meet the requirements of the Land Use Ordinance.
- B. Temporary permits may be issued to a lot owner by the Selectmen or their designee to allow said owner to live in a camper, ~~or~~ recreational vehicle or tiny home on wheels during the active construction of a dwelling for a period not exceeding one year, provided that the unit is in compliance with applicable fuel system, fire, life safety, plumbing and electrical codes. Documentation of disposal of waste in compliance with NHDES regulations must be provided to the Selectboard or their designee each month. Such permits may be renewed upon application for an additional period of one year as long as construction is active.
- C. On a lot with or without a single family dwelling, a registered camper, ~~or~~ registered recreational vehicle, or tiny home on wheels that is in compliance with applicable fuel system, fire, life safety, plumbing and electrical codes ~~on a private lot with or without a single family dwelling~~ may be occupied ~~used as a seasonal dwelling~~ by the lot owner or nonpaying guests for up to fourteen (14) days per year without a permit. Occupancy for periods greater than 14 days and up to four months are allowed only upon issuance of a permit from the Selectboard or designee. For campers, ~~or~~ recreational vehicles or tiny homes on wheels on undeveloped lots,

proof of a primary residence other than the undeveloped lot which is the subject of the permit shall be required. Documentation of disposal of waste in compliance with NHDES regulations must be provided to the Selectboard or their designee each month.

PROPOSED CHANGES TO ARTICLE III DEFINITIONS

3.12 DWELLING. A structure on a permanent foundation, whether site-built or presite-built, designed for residential occupancy by one or more families, -but excluding lodging units, ~~including but not limited to,~~ hotels, motels, tourist homes, and overnight cabins.

3.30 MANUFACTURED HOUSING. A HUD Code compliant -structure, transportable in one or more sections, which exceeds either eight body feet in width or 40 body feet in length, built on a permanent chassis and designed to be used as a dwelling, with or without a permanent foundation, when connected to the required utilities.

3.50 STRUCTURE. Anything constructed or installed or portable, the use of which requires a location on a parcel of land. It includes a movable structure, while it is located on land, usable for housing, business, commercial, agricultural, storage or other purposes either temporarily or permanently. Structure also includes swimming pools, manufactured homes, external wood boilers, solar panels, billboards, and exterior signs. Tents or other shelters made of canvas or other fabrics erected and placed on the same property for four months or less in a twelve-month period shall not be considered a structure. ~~Trailers used as residences for more than four months in a twelve-month period shall be considered as structures.~~

Written comments may be submitted in advance of the hearing addressed to Randolph Planning Board, 130 Durand Rd., Randolph, NH 03593.