

CITY OF LACONIA - CITY COUNCIL SUBCOMMITTEE MEETING
Government Operations & Ordinances

April 24, 2023 - 6:00 pm
City Hall - Armand A. Bolduc Council Chamber

1. **CALL TO ORDER**
2. **SALUTE TO THE FLAG**
3. **RECORDING SECRETARY**
4. **ROLL CALL**
5. **STAFF IN ATTENDANCE**
6. **ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS**
 - 6.A. **Approval of draft Government Operations & Ordinances Subcommittee minutes of March 27, 2023**

Documents:

[STAFF REPORT - SUBCOMMITTEE MEETING MINUTES OF MARCH 27, 2023.PDF](#)
[3.27.23 GOVERNMENT OPERATIONS AND ORDINANCES SUBCOMMITTEE DRAFT MINUTES.PDF](#)

7. **GOVERNMENT OPERATIONS & ORDINANCES (Soucy (Chair), Felch, Cheney)**

- 7.A. **Progress on updating the Short-Term Lodging Ordinance**

Documents:

[STAFF REPORT - PROGRESS ON UPDATING THE SHORT -TERM LODGING ORDINANCE.PDF](#)
[SHORTTERM LODGING_2.10.20_APPROVED.PDF](#)

- 7.B. **Discussion of naming privileges for public areas**

Documents:

[STAFF REPORT - DISCUSSION OF NAMING PRIVILEGES FOR PUBLIC AREAS.PDF](#)
[LACONIA NH CITY OWNED PROPERTY NAMING RIGHTS ORDINANCE LANGUAGE.PDF](#)

- 7.C. **Progress on creating a Hazardous Building Ordinance**

Documents:

[STAFF REPORT - PROCEDURE ON CREATING A HAZARDOUS BUILDING ORDINANCE.PDF](#)
[HAZARDOUS BLDG LANGUAGE.PDF](#)

- 7.D. **Discussion of time frame for demolition permits**

8. CITIZENS REQUESTS TO COMMENT ON CURRENT AGENDA ITEMS

9. Any other business that may come before the Committee

10. ADJOURNMENT

This meeting facility is ADA accessible. Any person with a disability who wishes to attend this public meeting and needs additional accommodations, please contact the Meeting ADA Coordinator at City Hall by calling the City Clerk's Office at (603) 527-1265 at least 72 hours in advance so that the City can make any necessary arrangements.

**GOVERNMENT OPERATIONS AND ORDINANCES AGENDA
APRIL 24, 2023**

**STAFF REPORT
AGENDA ITEM 6.A.
GOVERNMENT OPERATIONS AND ORDINANCES SUBCOMMITTEE
MEETING MINUTES OF MARCH 27, 2023**

Discussion: Minutes of the meeting of March 27, 2023 were distributed to the members of the City Council Government Operations and Ordinances Subcommittee on April 4, 2023.

Fiscal Impact: Not applicable

Staff Recommendation: Not applicable

This report submitted by: Katie Gargano, City Clerk

Proposed motion:

“With no corrections or changes submitted to the Clerk, the minutes will be accepted as distributed.”

CITY OF LACONIA - CITY COUNCIL SUBCOMMITTEE MEETING
Government Operations and Ordinances
6:00 P.M.

3/27/2023 - Minutes

1. CALL TO ORDER

Chairman Soucy called the meeting to order at 6:05 PM

2. SALUTE TO THE FLAG

Councilor Soucy led the salute to the flag

3. RECORDING SECRETARY

Katie Gargano, City Clerk

4. ROLL CALL

Chairman Soucy, Councilor Cheney and Councilor Felch

5. STAFF IN ATTENDANCE

Kirk Beattie, City Manager; Glenn Smith, Finance Director, Amy Lovisek Parks and Rec Director, Dean Trefethen, Planning and Code Director

6. ACCEPTANCE OF MINUTES FROM PREVIOUS MEETINGS

6.A. Government Operations and Ordinances Subcommittee meeting minutes of January 23, 2023

Minutes of the meeting of January 23, 2023 were distributed to the members of the City Council Government Operations and Ordinances Subcommittee on January 27, 2023.

With no corrections or changes submitted to the Clerk, the minutes were accepted as distributed.

7. GOVERNMENT OPERATIONS & ORDINANCES (Soucy (Chair), Felch, Cheney)

7.A. Airbnb non-owner occupied properties

Councilor Cheney requested that the Governmental Operations & Ordinances Committee discuss concerns with Airbnb non-owner occupied properties.

Dean Trefethen, Director of Planning/Zoning and Code Enforcement, was at the meeting to answer any specific questions or concerns the Committee members may have.

Manager Beattie gave an overview of the issues that have come up with a few of our residences and there are some. There was request to review the current ordinance to see if any adjustments need to be made. The last few years that this ordinance has been in place the vast majority of rentals have gone very well.

Director Trefethen discussed that the current ordinance has been in effect for 3 years. There are

currently 150 homes that are permitted and approximately 150 that are not permitted. Out of all the properties permitted they have only received 1 formal complaint and that was about noise. The other complaints that they receive are from properties that do not have permits. The non-permitted property owners are getting very creative on ways to try to get around the process because they don't believe they need to follow the rules. There is a total of 4 or 5 properties that they are trying to work with right at this moment and it is an ongoing discussion. Director Trefethen said that they need a few more definitions added to the ordinance and there needs to be some more legal terminology. The term right now of "reside" is used to define is the property is owner occupied and Director Trefethen would like to see that word be changed to something a little bit more specific to be legally defensible. The current definition of reside means "this is the peoples principle place of residence". This is where they register their cars, register to vote and pay their taxes and so on.

Chairman Soucy asked if anything has been put into writing for the recommended changes to the ordinance. As of right now that has not been done. Director Trefethen is going to meet with the Mitchel Group to take the next step towards getting the proper definitions and wording to be legally defensible.

Chairman Soucy asked if we have looked into other towns/cities that have short term rental ordinances.

Director Trefethen said that he believes Laconia was the first to ensue a local ordinance. He knows that Gilford is working on one and Meredith is looking into one. There are not many places in the state that have actually enacted an ordinance. It is becoming a little bit more common, but we are way ahead of the curve on it.

Councilor Cheney asked for stronger language be in the ordinance that the owners must reside in the properties for a longer period of time than what it currently is. Councilor Cheney asked if they are still trying to work with a company to relay who is advertising their properties.

Director Trefethen said that they are in the process of looking for a company to track the properties being advertised and to notify the non-permitted homes that there are requirements to become permitted as a short term rental. He also said that he is hoping within 2 months a company will be on board and be able to start their services.

Councilor Cheney wanted to reiterate a prior conversation, he feels the biggest issue is the lack of enforcement. He'd like to see a part time employee to strictly do enforcement within the City. There are more than just air b & b's but also construction and people living in campers, other code violations, etc. Director Trefethen responded by saying that the company they are hoping to work with have said (in conjunction with a few outside communities that use these companies also) depending on what level of service you pay for, they will be the one to send the letter of requirements or if they do not qualify.

Chairman Soucy asked if the property on Gale Ave is a permitted property and they are not. They do not meet the qualifications according to Director Trefethen. He also stated the property owner does not agree with the ordinances definitions and chose to go before the ZBA where they were denied again. They are currently not renting out the property.

Director Trefethen said that his department is working on a letter to go out to all the area real estate agencies to remind them that this ordinance exists and a lot of the properties that they are representing do not qualify to get this permit and they should not be telling prospective buyers that they can just go apply for one.

Councilor Felch said that he agrees with everything that has been discussed.

Chairman Soucy would like to see an updated ordinance and schedule another meeting in one month to see a strengthened ordinance.

Manager Beattie laid out the ground rules for what they will be working on.

1. Strengthen the ordinance, what is defined as owner occupied/primary residence.
2. What can actually be enforced and at what point does it go to court.
3. Look at what buildings this can happen in.

Councilor Cheney gave suggestions that he'd like to see in this update.

1. The City recognizes that people will go to other states and want to rent out their property while they are gone.
2. They need to have a local property maintenance company readily available to respond to requests.
3. Post a bond for the cost of police/fire/ems

Chairman Soucy reiterated that they will update the Council in about a month with a revised ordinance.

7.B. Naming privileges for public areas

Councilor Felch requested that the Governmental Operations & Ordinances Committee discuss naming privileges for public areas. Pursuant to Councilor Felch's request, City Manager Beattie did some research of several New Hampshire cities to determine how they handle the naming of city buildings, fields and places (other than streets).

Manager Beattie began the discussion with the committee and shared the results that he found in a few other communities. He suggested that the council come up with some ideas.

A lot of the communities have council approval as part of their process. Claremont's ordinance is very similar to the way the City formats their ordinances. This potentially gives them something to work off of. There are enough requests that triggered Councilor Felch to request this discussion.

Councilor Felch likes the Claremont ordinance. He thinks it should go to the committee first and then the full council. Councilor Felch as well as Councilor Cheney would like City Manager Beattie to fashion the ordinance so that it fits the City and bring it back to the committee.

Parks and Rec Director Amy Lovisek stated that what prompted this over a year ago was the naming of the skate park and the community center. It was approved but it was Councilor Lipman that suggested there be an actual ordinance on naming buildings to make sure things are done properly and with consistency.

8. CITIZENS REQUESTS TO COMMENT ON CURRENT AGENDA ITEMS

Gail Ober, former vice chair of the Zoning Board spoke to the Committee as a prior member of that board when the short-term rental ordinance went into place. They approved almost all of the applications. These properties were either in a residential/commercial zone or a residential/shore front zone. She wanted to make the committee aware of some clauses in the ordinance that she suggests be stricken. At the bottom of the ordinance it states that if a person can prove that their short term rental request furthers or enhances the community in any way then it should be allowed. She recommends that this be taken out because it is far too subjective. There is also a 5-year look back clause which refers to if the property was previously used as a short term rental then the new owners could not be legally denied the permit.

Lastly Councilor Cheney recommended that the 5-year look back clause be for the applicant. The applicant would have had to live in the property for the last 5 years.

9. Any other business that may come before the Committee

10. **ADJOURNMENT**

Chairman Soucy adjourned the meeting at 6:36 PM

Respectfully Submitted,

Katie Gargano, City Clerk

DRAFT

**LACONIA CITY COUNCIL – GOVERNMENTAL OPERATIONS & ORDINANCES
SUBCOMMITTEE - AGENDA
APRIL 24, 2023**

**STAFF REPORT
AGENDA ITEM 7.A.
PROGRESS ON UPDATING THE SHORT-TERM LODGING ORDINANCE**

Discussion: The Planning Department is working with various parties to update the Short-Term Lodging Ordinance to try and make the Ordinance stronger and clearer. In particular, we are concentrating on creating definitions for some of the terms used that are subject to interpretation and adding some additional restrictions.

Also, a general discussion about aspects of the regulations that may need to be added or changed needs to occur.

The following list is the items the Planning Department is working on which may be added to as the result of discussion with the Subcommittee.

Items being discussed and defined:

- *Creating a definition for “owner-occupied” and “principal place of residence”. Owner-occupied is used in other unrelated sections of the Zoning Ordinance as well as the STL Ordinance. It has only been an issue with the STL Ordinance. The intention is to create a definition with a verification aspect that can be used universally. The Principal Place of Residence definition could be used in the update to the STL Ordinance, and other unrelated sections of zoning, so it would be useful to have one.*
- *Adding a provision that in multi-family structures (3+ units) in addition to being owner-occupied in one unit (if applicable by zone), then only ONE unit could be STL, not all others. This would not apply to condo developments, although technically multi-family, their ownership is individual.*
- *Tighten definition of SEASONAL, to make it clear that a seasonal structure can NOT be used by anyone for any purpose, even the owner, between Nov 1 and April 30.*
- *Strengthen the awareness of the requirement for there to be an available “agent” to answer and act on complaints in a timely manner. See section 2:b.*
- *Discuss possible change in permit fee, currently \$250 for two years.*

NOTE: When this Ordinance is finalized, the Planning Board must approve the proposed language and schedule a Public Hearing at a subsequent meeting (minimum two-month process). The Board will then need to vote on a recommendation to the City Council. Once the Board has agreed to post the Public Hearing (schedule it), then the new language would take effect at that point, although the Council could later amend (minor changes) or approve/reject.

Fiscal Impact: N/A at this time.

Staff Recommendation: Staff recommends the Subcommittee discuss the proposed changes and suggest others.

This report submitted by: Dean Trefethen, Planning and Code Director

Proposed Motion:

Short-Term Lodging

Adopted December 10, 2019

Amended February 10, 2020

Definition: 235-13

Lodging, Short-term: A dwelling unit where transient lodging is provided for compensation for stays of between one and 14 consecutive nights, and where the dwelling unit would normally be considered a residential living unit not associated with regulated commercial activities such as a hotel, motel, rooming/boarding/lodging house, or bed-and-breakfast.

235-41:M Residential Accessory Uses

M. Short-Term Lodging. The use is regulated to preserve the traditional character of residential neighborhoods that can be negatively impacted by this type of use and to help preserve the quality and quantity of the housing stock for year-round residential use. A permit to use a unit of housing for Short-Term Lodging must be obtained from the Planning Department using the criteria prescribed below and the following restrictions and/or conditions apply:

1. Permitted or prohibited in the following zones:
 - a. Permitted in the Commercial Resort (CR) and Shorefront Residential (SFR) zones with no limitations on the number of separate rental periods.
 - b. Prohibited in Industrial (I), Industrial Park (IP) and Airport Industrial (AI) zones.
 - c. Prohibited in all other zones except when the property is owner-occupied.
 - i. Short-Term Lodging in an owner-occupied property is considered an allowed accessory use only if the owner of the property resides on the property for not less than 150 days a year. (*Editor's note: Reside is defined as to dwell permanently or continuously or occupy a place as one's legal domicile.*)
 - ii. In all zones, both an Accessory Dwelling Unit (ADU) allowed by a Special Exception granted by vote of the Zoning Board of Adjustment, and the associated primary housing unit are prohibited from being used for Short-Term Lodging.
 - d. Permitted in the Residential Single-Family (RS), Residential General (RG), and Residential Rural (RR1) zones in a seasonal dwelling unit for a maximum of 15 separate rentals or a maximum of 120 nights, whichever occurs first. In a seasonal dwelling unit, Short-Term rentals are allowed in the above mentioned districts only from May 1st to October 31st of each year; short term rentals are prohibited at any other time. A seasonal dwelling unit for this purpose is defined as:
 - i. A dwelling unit that is occupied only between May 1 and October 31 of each year.
 - ii. The dwelling unit has less than 1400 square feet of living space.
 - iii. There is only one dwelling unit on the associated lot.

e. Permitted in the Residential Single-Family (RS), Residential General (RG), Residential Rural (RR1), Residential Rural Corridor (RR2), and Urban Commercial (UC) zones by Special Exception granted by the Zoning Board of Adjustment using the criteria specified in 235-70:C-2. Properties granted a Special Exception are also subject to all other provisions regulating Short Term Lodging specified below or elsewhere in the Zoning Ordinance.

2. A Short-Term Lodging application will be reviewed and approved or denied by the Planning Department as an Administrative Decision to determine suitability for this use in a particular dwelling unit, using the following criteria:

a. The owner of a proposed Short-Term Lodging unit shall apply for the Administrative Decision and pay the review and abutter notification fees.

b. The owner of a proposed Short-Term Lodging unit shall provide the same agent information as required by RSA 540:1-b.

c. As part of the application approval process the dwelling unit must pass a joint inspection by the Fire Department and the Building Code Enforcement Department which shall be limited to the following:

i. Smoke/CO detectors must be installed in areas defined by the City's adopted codes and must be functioning.

ii. All windows or doors designed to open must be able to be opened to provide emergency egress.

iii. No basement space shall be used as sleeping areas unless there is properly sized egress windows and/or doors conforming to the City's adopted codes.

iv. A functional fire extinguisher shall be visibly installed in any kitchen area.

v. To determine maximum occupancy of the dwelling unit, floor space square footage shall be confirmed to conform to the City's adopted codes.

vi. To determine maximum number of vehicles allowed per rental, driveway capacity shall be confirmed. On-street parking shall not be allowed.

vii. Safety concerns reported by lodgers or abutters may require another inspection.

viii. If applicable, seasonal qualification of the unit will be confirmed.

3. The owner of a Short-Term Lodging unit will be responsible for:

a. Removal of trash in accordance with the City's ordinance;

b. Ensuring that all parking of vehicles is on site;

c. Ensuring that occupancy limits are not exceeded;

d. Ensuring adherence to the noise ordinance (Chapter 167);

e. Any other site specific conditions imposed as part of the approval.

4. Short-Term Lodging applications shall be reviewed and approved or denied within 30 days of receipt of a complete application. Notice of the approval or denial will be mailed to the applicant and abutters as defined in RSA 672:3. An aggrieved party may appeal a decision granting or denying an administrative permit to the Zoning Board of Adjustment within 30 days of the decision. The ZBA may affirm, reverse or modify the decision appealed.

5. Approval for Short-Term Lodging use will be in effect for two years from date of approval and must be renewed every two years from date of first approval according to fee schedule defined in section 235-92 of this chapter. Approval is owner specific; change of ownership shall require a new application.

6. Approvals may be revoked for failure to comply with this Ordinance or with any conditions of approval imposed as part of the approval. In general, the first violation of a requirement will result in a warning; the second in a civil penalty of \$275 for each day of violation; and the third in a revocation of the approval. If a revocation occurs, the owner may not apply for reinstatement for a period of one year.

7. Using a dwelling unit for Short-Term Lodging without an Administrative Approval, or after a previous approval has expired or was revoked, will subject the property owner to fines and penalties outlined in section 235-82 of this chapter.

235-70:C Granting of Special Exceptions

(2) The Zoning Board of Adjustment shall grant a request for a special exception only where it confirms in writing each of the following findings:

- i. For Short-Term Lodging, the following is to be used:
 - (a) The use is specifically authorized in the chapter.
 - (b) The requested use will not increase demand for municipal services.
 - (c) Any special provisions for the use as set forth in this chapter are fulfilled.
 - (d) The requested use will not create hazards to the health, safety, or general welfare of the public.
 - (e) The requested use meets ONE of the two following criteria:
 - (1) The applicant can demonstrate that the use in question has been common practice at this specific property and structure for a period of not less than 5 years prior to the enactment of the Short-Term Lodging Ordinance.

Or

(2) The applicant can offer convincing evidence that granting the Special Exception for this property includes a general community benefit that rises above the financial gains of the applicant.

**LACONIA CITY COUNCIL – GOVERNMENTAL OPERATIONS & ORDINANCES
SUBCOMMITTEE - AGENDA
APRIL 24, 2023**

**STAFF REPORT
AGENDA ITEM 7.B.
DISCUSSION OF NAMING PRIVILEGES FOR PUBLIC AREAS**

Discussion: Councilor Felch requested that the Governmental Operations & Ordinances Committee discuss naming privileges for public areas.

Pursuant to Councilor Felch's request, City Manager Beattie researched several New Hampshire cities to determine how they handle the naming of city buildings, fields and places (other than streets), and presented that information to the Government Operations & Ordinances Subcommittee at their March 27, 2023 meeting. At that meeting Committee members requested the City Manager to develop an Ordinance specific to Laconia.

Draft Ordinance language is attached for the Committee members' review.

Parks and Recreation Director Amy Lovisek will be present at this meeting to provide any additional information or answer specific questions from the Committee members.

Fiscal Impact:

Staff Recommendation.

This report submitted by: Kirk Beattie, City Manager

Proposed Motion:

Laconia NH City Owned Property Naming Rights Ordinance Language

The Laconia City Council shall be the sole designating authority for naming of all City-owned property. The decision whether or not to name a specific City-owned building, park, trail, street, parking lot, or other facility or property shall be by a majority vote of the City Council following a duly noticed public hearing.

Properties that are in the Historic District should receive an opinion of the Historic District Commission prior to City Council vote.

Buildings under control by the SAU should receive an opinion of the Laconia School Board prior to City Council vote.

Property under control of the Parks and Recreation Department should receive an opinion of the Laconia Parks Commission prior to City Council vote.

Procedure:

Requests to name City-owned property should be made in writing by the Mayor, City Council, City Manager, School Superintendent, any board and commission, committee or citizen.

Upon receipt of the request, the Land and Buildings subcommittee, at their next meeting, will consider the request. The Land and Buildings subcommittee will vote whether to send the request to the full City Council.

If the full City Council votes to proceed with the consideration, a public hearing will be scheduled. Following the public hearing, the full City Council will vote to accept or deny the naming request. Approval will be a simple majority of the voting Councilors.

Criteria:

Nothing in this criteria list shall preclude the City Council from accepting or denying a name request on a case-by-case basis.

The following criteria for naming City-owned property shall be considered by the City Council in approving a request to name City-owned property, other than streets. Persons under consideration should have made historic significance or significant contributions to the City.

Historic Significance:

Associated with an event or series of related events in the City's history.

Associated with one (1) or more individuals who have played a significant role in the City's historic development or government.

Reflective of a distinctive artistic, scientific or literary achievement.

Significant Contributions:

An individual or organization that has made a significant direct contribution of property or of money for the construction and/or development of a City facility.

An individual's significant public service, whether as a private citizen or public servant; however, generally City-owned property will not be named after a deceased person until at least one (1) year after the date of death, except where, in the sole discretion of the City Council, the individual's contribution merits immediate recognition.

Already-named City-owned property may be renamed by the City Council in extraordinary circumstances. As an alternative to renaming a specific City-owned property, the City Council may, in its sole discretion, authorize commemorative plaques, signs, bricks, sidewalk markings or other objects to memorialize a location, event, person or organization of significance to the City.

**LACONIA CITY COUNCIL – GOVERNMENTAL OPERATIONS & ORDINANCES
SUBCOMMITTEE - AGENDA
APRIL 24, 2023**

**STAFF REPORT
AGENDA ITEM 7.C.
PROGRESS ON CREATING A HAZARDOUS BUILDING ORDINANCE**

Discussion: The Fire and Planning Departments are working with various parties to create an Ordinance that would allow City staff and the City Council to take action against hazardous and dilapidated buildings, like the ongoing situation on Bay Street, following a fire.

The current International Property Maintenance Code, which the City has adopted, calls for the Code Enforcement Director to be able to declare a structure, or it's rubble, to be unsafe and, if deemed necessary, to have it razed and debris removed, with the City being able to attach the cost of that work as a lien to the property. In practice, however, that process takes a considerable amount of time due to posting requirements and their timelines, but also still needing a court's decision that the action is appropriate, and that the lien can be placed.

It is believed that by enacting a section in our City Code, in either Chapter 119-Building Construction or Chapter 155-Housing Standards, that specifically gives the power to the City Council, at the Code Department's recommendation, to order the demolition or removal of the structure, that the process would be quicker. The City would still need a court order to take the actions and to place the lien.

The accompanying list represents the items the Fire Chief has suggested could be fashioned into an Ordinance.

Fiscal Impact: N/A at this time

Recommendation: Staff recommends the Subcommittee discuss the proposed changes and suggest others.

Report Submitted by: Dean Trefethen, Planning and Code Director

Proposed Motion:

HAZARDOUS & DILAPIDATED BUILDINGS

Removal or made safe - When a building or structure or any portion thereof is found to be a fire hazard or a hazard to public safety or health upon inspection by the Building Inspector and/or the Fire Chief, the inspecting official will notify the City Manager/Council. Once notification is made, the City Manager/Council may proceed with the following:

(a) *Authority.* The city council may order the owner of any hazardous building within the city to correct the hazardous condition of such building or to raze or remove the same in accordance with RSA 155-B.

(b) *Order, contents.* An order requiring the property owner of a hazardous building to correct the hazardous condition of such building to the raze or remove the same shall state, in writing, the grounds therefore, specifying the necessary repairs, if any, and provide a reasonable time for compliance. The order shall also state that a motion for summary enforcement of the order will be made to the district court unless corrective action is taken, or unless an answer is filed within the time specified in RSA 155-B.

(c) *Service of the order.* The order requiring the property owner of a hazardous building to correct the hazardous condition of such building or to raze or remove the same shall be served upon said owner or the owner's agent, and upon the occupying tenant if there is one, and upon all lien holders of record in accordance with RSA 155-B:4.

(d) *Filing of order.* A copy of the order with proof of service shall be filed with the district court not less than five days prior to the filing of a motion to enforce the order. The city shall also file for record with the Belknap County Registry of Deeds a notice of the pendency of the proceedings, describing with reasonable certainty the lands affected and the nature of the order.

(e) *Answer.* Within 20 days from the date of service, any person upon whom the order is served may serve an answer in accordance with RSA 155-B:6. If no answer is served, the city council may move the court for enforcement of the order pursuant to RSA 155-B:7. If an answer is served in accordance with state law, further proceedings in the action shall be governed by the rules of civil procedure for the district court. All further action shall be in accordance with the requirements and procedures of RSA 155-B.

General Definitions

Abandoned Building. A building or structure which has been unoccupied for a period of **60** days or longer during which the building or a portion thereof is not legally occupied and is beyond the ability of being rehabilitated or repaired in order that it be habitable or useful as designed and constructed.

Hazardous building. Any building which, because of inadequate maintenance, dilapidation, physical damage, or unsanitary condition, constitutes a fire hazard or a hazard to public safety or health.