

**ZONING BOARD OF ADJUSTMENT**  
**MEETING MINUTES**  
**July 2, 2020**

PRESENT: Wendy Juchnevics-Freeman, Chairman, (via ZOOM) Walker Farrey, Vice Chairman, David Lage, Lori Rautiola, Secretary

ABSENT: Stan Long, Danielle Sikkila

The meeting was called to order at the Town Office at 7:00 p.m.

7:00 pm: Bill Brown, 221 Hubbard Pond Rd., Map 1/24A-6: *Public hearing for a special exception application:*

Mr. Bill Brown has submitted a variance application to Article XIII. N. of the Zoning Ordinance to permit an accessory dwelling unit above a detached two car garage with a one bedroom apartment above it. Wendy stated the Board had a quorum but the applicant would need a vote in the affirmative. She asked Mr. Brown if he would like to proceed tonight or postpone the hearing. Mr. Brown stated he would like to proceed.

Wendy questioned if Mr. Brown had received state approval on a new septic design for the additional bedroom in the accessory unit. Mr. Brown responded a design with the additional bedroom is currently in process. Wendy noted the current system does not need to be replaced but the approval would be conditional upon the state approval for the septic system. Wendy questioned if the applicant had an updated site plan. David questioned the size of the garage. Mr. Brown stated the unit will be 32x34. David also questioned if the garage was strictly for personal use. Mr. Brown responded it would be strictly for personal use and the accessory unit, not for use of a business.

The five criteria for granting a special exception were reviewed:

- 1) The specific site is an appropriate location for such use as the site is adjacent to the existing home and is appropriate for an accessory dwelling unit which is allowed by special exception.
- 2) The use as developed will not adversely affect the adjacent area. The structure will be built adjacent to the existing home in a location that is already cleared and used as a driveway.
- 3) There will be no nuisance or serious hazard to vehicles or pedestrians. Only one occupant with one vehicle will occupy the unit. This will not add to the existing traffic volume or pattern and there is ample parking.
- 4) Adequate and appropriate facilities will be provided for the proper operation of the proposed use. An updated septic design accommodating the additional bedroom will be completed prior to the construction of the building.
- 5) Such approval should be consistent with the Master Plan... Mr. Brown stated it is his understanding of the Master Plan that it provides affordable housing. Wendy agreed.

David made a motion to close the public hearing and enter into deliberations. Walker seconded the motion and it passed unanimously.

The Board discussed the location of the unit and agreed it is an appropriate location. Members agreed the proposal will not affect the adjacent area and one extra car will not cause an impact or create any sort of hazard. Facilities are appropriate and include the updated septic design. Members agreed the use is consistent with the Master Plan and the Zoning Ordinances.

Walker made a motion to approve the application with the condition of a state approved septic design accounting for the additional bedroom be completed prior to a building permit being issued.

The minutes of the April 2, 2020 meeting were reviewed. David made a motion to approve the minutes as written. Walker seconded the motion and it passed unanimously.

The meeting adjourned at 7:20 p.m.

Respectfully submitted,

Lori Rautiola  
Secretary