

**ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
January 6th, 2022**

PRESENT: Wendy Juchnevics-Freeman, Chair; Walker Farrey, Vice Chairman; David Lage; Danielle Sikkila; Susan Mallett, Secretary

Also in attendance, Harold Gill, applicant and Shawn Talbot, Selectboard Chair

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

Reviewed the minutes for the last meeting in November, only change was to remove Wendy from attendees. Walker MOTIONED to accept with that change, David seconded, and all were in agreement

SUBMISSION OF APPLICATIONS:

No new applications this month

PUBLIC HEARINGS:

Harold Gill, 131 Ashby Road, Map 8 Lot 52-3

Hearing for Application for Special Exception to build a garage with 1 bedroom in-law living space above.

Harold Gill presented his application to the board. Wendy inquired whether the current septic was sufficient or if a new system was needed. Mr. Gill indicated it was sufficient to handle the extra flow. It was also noted that Arvi Road is a class 6 shared driveway, and that's why his address is on Ashby Road. It was mentioned that there are wetlands that go thru a culvert before his driveway. Building will not involve wetlands, as the building site is on a hill. Mr. Gill does not have building plans as of yet, as he was waiting for approval to proceed and will have them when he applies for building permits.

Wendy said that the biggest thing is that the building maintain the character of a home/garage and not look like an apartment. Keep in the feel of house style.

Mr. Gill noted he does not plan on taking any more of the stone wall down.

David asked if he planned on extending the driveway. Mr Gill noted that it is paved from house about 45 feet, and he will extend to the garage/ADU.

The five criteria were reviewed next

1) Location: Mr Gill noted that currently the site is now snowmobiles and other items. Having the garage/ADU would allow him to house them out of site and there would be no major change to the landscape.

- 2) Adverse effect: Foliage blocks view, no additional noise or nuisance expected. The septic is sufficient for the additional bedroom, it is now sized for 5 bedrooms. If not sufficient, there is plenty of land to put another tank if necessary. Well is on the other side of the house from the septic.
- 3) Nuisance or hazard to vehicles or pedestrians: The new building would not be near the road.
- 4) Adequate facilities: Septic and well is sufficient, and room on land for growth, plenty of off street parking.
- 5) Master Plan: ADU goes along with the intent of the Master Plan

Walker Farrey **MOTIONED** to close public discussion and go into deliberation. David Lage **SECONDED** the motion, all were in favor.

Other than requesting the ADU have the look and feel of the home, there were no concerns during the deliberation and review of the 5 criteria.

After deliberations, David Lage made a motion to approve the application for Garage with ADU, with the condition that it have the feel and look of the home. Danielle seconded the motion and all were in favor.

OLD/NEW BUSINESS:

Shawn Talbot noted that the board was down 1 member and 2 alternates. Wendy said if people were interested, she'd prefer that they attend a couple of meetings to be sure they understood what the board does before their appointment. There was a discussion of what the ZBA is looking for in a member and what they do as a board.

445 Turnpike code violations were discussed as well. It was questioned if owner is infringing on the plot plan, what is being done to stabilize the excavation. The distance to wetlands could be an issue, also if there is a water flow change, he could be in violation of state law.

A **MOTION** to adjourn was made by Mr. Lage, and Mrs. Sikkila **SECONDED** the motion, all were in favor.

Respectfully Submitted,
Susan Mallett