

**ZONING BOARD OF ADJUSTMENT**  
**NOVEMBER 7, 2017 DRAFT MEETING MINUTES**

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**Present:** Chairman - Jack Dearborn; Member ó Stu Richmond; Member ó Malcolm Wright; Member ó Mike Meyer; Member ó Marc Morette; Alternate ó Don Rogers; Land Use Coordinator ó Chip Meany.

**Guests:** Sara Dunn; Joshua Dunn

**I. CALL TO ORDER**

The meeting was called to order by Jack Dearborn at 7:30 pm.

**II. ADMINISTRATIVE ITEMS**

Chairman Dearborn read the agenda for the evening. Chairman Dearborn asked all members present to introduce themselves. Chairman Dearborn said the way the meeting will be run, is all questions come to the Chair. He first will ask for a motion to accept the application to be heard, then he will ask the applicant to come forth and he will read the synopsis of the front page, he will then ask the Board if they have any questions of the application, then he will ask the applicant to come forward to state his name and speak to the seven conditions needed for a special exception that has been included in the application, then the applicant will be asked to sit down. Chairman Dearborn will then ask for approving abutters, disapproving abutters, public at large, other boards and then will ask the applicant to come back up and rebut anything if he wants, then he will go through the process again then he will close the public hearing. Chairman Dearborn stated that once the public hearing is closed the Board will deliberate and come up with position - approve with or without conditions, denied with conditions or continued pending issues that come up for more information should the applicant which that or if the Board needs to get a legal opinion. All motions will be made in the affirmative.

**III. PUBLIC HEARINGS**

**Case # 1017 – SPECIAL EXCEPTION: Article 19.10.1 In-Law Apartment at 153 Mountain Road, by Sara & Joshua Dunn, Map 410-241 in a Residential Zone**

Chairman Dearborn read the application for the record for Case #1017. Marc Morette moved to accept the application, Malcolm Wright seconded. Motion passed, 5-0-0.

Chairman Dearborn asked either Sara or Joshua Dunn to approach the podium, to go through all the points that need to be met in the Zoning Ordinance to be able to grant the special exception, as follows:

**The undersigned hereby requests a special exception as provided in Article 19, Sections 19.1.10.1 of the Zoning Ordinance. The following seven (7) conditions per Article 6, Section 6.1.4 of the Zoning Ordinance must be met in the positive to warrant the granting of a special exception:**

- 1.) That specific site is an appropriate location of such a use or uses in terms of overall community development:**

Yes, we are at a site where the addition is not seen by the road and will not disrupt or effect neighbors.

- 2.) **The proposed use will not adversely affect the neighborhood and shall produce no significant reduction of real estate values in the neighboring area:**

No it will not adversely affect the neighborhood because the in-laws are already residing within the home.

- 3.) **The proposed use will not be a nuisance or serious hazard to vehicle traffic or pedestrian:**

It will not be a nuisance because the addition is greater than 200 feet from the road and is not visible from neighbors.

- 4.) **The proposed use will not cause an undue burden on the Town through the provision of basic Town services:**

The addition will not be a burden on the Town. Elderly people already living in dwelling.

- 5.) **Adequate off-street parking be provided if determined necessary by the Zoning Board of Adjustment:**

Yes, there will be adequate parking for the addition.

- 6.) **A buffer may be required to screen neighboring uses from the proposed use. Buffers may be fence screens, dense planting of suitable trees and shrubbery, or naturally occurring shrubs and trees:**

A buffer is already in place, trees and shrubbery block neighbors view of property.

- 7.) **The Zoning Board of Adjustment, in granting any special exception, may include such restrictions or conditions to insure compliance with this section:**

We are willing to comply with anything the board asks of us.

Chairman Dearborn asked if the board had any questions before opening it up to the public. Being none Chairman Dearborn moved on.

Chairman Dearborn asked for approving abutters. There were none.

Chairman Dearborn asked for disapproving abutters. There were none.

Chairman Dearborn asked for public at large. There were none.

Chairman Dearborn asked for other boards. There were none.

Being none, Chairman Dearborn asked Sara and Joshua Dunn if either of them would like to add anything more before he closes the hearing. They stated not at this time.

Chairman Dearborn closed the public hearing on this case at 7:44 PM.

Marc Morette moved to approve the special exception on Case #1017 as presented; Malcolm Wright seconded. Discussion: None. Motion passed 5-0-0

#### **IV. EXTENSION OF CASE**

Case #0705: Thomas Wilson has requested that his variance be granted a one year extension for 57 Blake Road, Tax Map 403-101. Stu Richmond moved to grant the extension on Case #0705 for Thomas Wilson, 57 Blake Road, Tax Map 403-101 for one year. Marc Morette seconded the motion. Motion passed 5-0-0

#### **IV. MINUTES**

The October 3, 2017 minutes will be tabled until the next meeting.

#### **V. ADJOURNMENT**

Marc Morette moved to adjourn at 7:48 pm. Mike Meyer seconded. Motion passed 5-0-0.

*Naomi L. Bolton*

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*Transcribed from recording*