

ZONING BOARD OF ADJUSTMENT
OCTOBER 3, 2017 FINAL MEETING MINUTES

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

Guests: Anthony Navarro

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 five points of hardship 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 # 0817 – VARIANCE: Article 17.1.1, to build on a Class VI road by Steve and Katrina Snook, 45 Toby Hill Road, Map 407-017 in the R/A Zone. Application withdrawn

Higginson Land Services on behalf of GM Investment Partners, LLP is requesting a variance

Case # 0917 – SPECIAL EXCEPTION: Article 19.10.1 In-Law Apartment at 27 Orchard Hill Road, by Josephine Navarro, Map 411-139 in a Residential Zone

Chairman Dearborn read the application for the record for Case #0917. Chairman Dearborn seated Alternate Don Rogers in place of Mike Meyers for this case. Stu Richmond moved to accept the application. Marc Morette seconded. Motion passed, 4-0-0.

Anthony Navarro was present on behalf of Josephine Navarro.

The undersigned hereby requests a special exception as provided in Article 19, Sections 19.1.10.1 and 19.1.10.6 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:**

This space is already established with the home and does not impede on any of my 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 impact will be created for the neighborhood due to already existing apartment.

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

Mother does not drive any longer.

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

No additional Town services provided.

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

No need for parking due to mother no longer driving.

- 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:**

Apartment is not visible from anywhere on the property.

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

Anything the board needs me to do I will comply with.

Chairman Dearborn asked Mr. Navarro to approach the table. He went down through all the points that need to be met in the Zoning Ordinance to be able to grant the special exception. 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 Mr. Navarro if he would like to add anything more. Mr. Navarro stated not at this time.

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

Stu Richmond moved to approve the special exception on Case #0917 as presented; Marc Morette seconded. Discussion: Don Rogers had a question. Mr. Rogers stated that he thought the gentleman said he had three bedrooms in the house. Mr. Navarro stated he was including his mother's at that time. There are a total of three bedrooms now. Mr. Rogers stated that the appraisal says 4. Mr. Navarro stated that down stairs there is a room used as an office. There is a small closet which is the reasoning for the potential of 4 bedrooms. Motion passed. 4-0-0

IV. MINUTES

Marc Morette moved to approve the September 12, 2017 minutes as amended, Stu Richmond seconded the motion. Motion passed 4-0-0.

V. ADJOURNMENT

Marc Morette moved to adjourn at 7:50 pm. Stu Richmond seconded. Motion passed 4-0-0.

Naomi L. Bolton

Naomi L. Bolton

Transcribed from recording