

**DRAFT**



**WEARE ZONING BOARD OF ADJUSTMENT  
MEETING MINUTES  
July 11, 2023**

**PRESENT:** Jack Dearborn- Chairman, Michael Meyer- Vice Chairman, Marc Morette- Member, Malcolm Wright-Member

**ABSENT:** Bobbi-Jo Plamondon- Member

**TOWN ADMINISTRATOR:** Naomi L. Bolton

**GUESTS:** Alan Lamper & Denise Laferte

Chairman Jack Dearborn called the meeting to order at 7:30 PM.

**I. INTRODUCTION/ADMINISTRATIVE ITEMS:**

**II. PUBLIC HEARINGS:**

**Case#12-2023:** Alan Lamper (Applicant); Alan B. Lamper & Denise Laferte (Owner); 62 Dunbar Road, Taz Map 406-036; Rural Agricultural Zone – Special Exception, Article 19, Section 19.1.10. The applicant is requesting permission to build an ADU onto the northeast corner of the current residential home.

The Zoning Board reviewed all documentation submitted with the application for completeness. **Malcolm Wright moved; Marc Morette seconded to accept Case #12-2023 as complete. The vote passed 4-0-0.**

Vice Chairman Michael Meyer asked for clarification on the application referring to Article 17.11 and Article 19.1.10 and if the applicant was wishing to seek a variance as well as the special exception. Applicant Alan Lamper clarified that he had made changes and that article 17.11 should have been crossed off. Chairman Dearborn asked the applicant to go through the seven criteria for the special exception.

- 1. The specific site is an appropriate location for such use or uses in terms of overall community development:** Applicant Lamper said the site is an appropriate location for the use and will not affect any of the abutters.
- 2. The proposed use will not adversely affect the neighborhood and shall produce no significant reduction of real estate values in the neighboring area:** Applicant Lamper stated that there is no significant reduction of real estate values that would be affected.
- 3. The proposed use will not be a nuisance or serious hazard to vehicular traffic or residents:** Applicant Lamper stated that there will be no increase to traffic and there will be elderly non-drivers living in the Accessory Dwelling Unit at this time.

4. **The proposed use will not cause an undue burden on the Town through the provision of basic services:** Applicant Lamper stated that there should be no provisions of basic services needed.
5. **Adequate off-street parking will be provided if determined necessary by the Zoning Board:** Applicant Lamper stated that there can be office street parking provided if determined necessary by the Zoning Board.
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:** Applicant Lamper stated that there is already a buffer in place.
7. **The Zoning Board of Adjustment, in granting any special exception, may include restrictions or conditions to ensure compliance with this section:** Applicant Lamper said it is a 730sqft ADU.

Vice Chairman Meyer stated in section 19.1.10 of the Zoning Ordinance states that one accessory dwelling unit shall be permitted to a single-family dwelling residence in a residential rural agricultural zone by a special exception granted by the Zoning Board of Adjustments with the following stipulations; Any accessory dwelling unit should be clearly incidental to the primary use of the property for a single dwelling and such accessory dwelling unit shall not exceed 750sqft and not contain more than two bedrooms with a maximum occupancy of two persons per bedroom. Chair Dearborn asked if the plan provided was correct that there was only going to be one bedroom. Applicant Lamper said that is correct. Vice Chair Meyer stated in section 19.1.10 in the Zoning Ordinance that the accessory dwelling unit shall be constructed within or attached to the single-family residence. Chair Dearborn asked if the ADU was going to be on top of the garage. Applicant Lamper said yes. Vice Chair Meyer stated in section 19.1.10 in the Zoning Ordinance there shall be at least one interior connecting door or other access for persons to pass between. Chair Dearborn asked where you can access the ADU without going outside. Applicant Lamper said that you can enter through the existing mudroom. Vice Chair Meyer stated in section 19.1.10 of the Zoning Ordinance that septic system design capacity shall be approved by the New Hampshire Department of Environmental Services Subsurface Bureau. Applicant Lamper said they would not give approval until he had the approval of the special exception. Chair Dearborn asked who said that they would not approve the septic design the State or Contractors. Applicant Lamper said Sandford and Belanger are septic designers. Vice Chair Meyer stated in section 19.1.10 of the Zoning Ordinance that no new entrance or exit shall be constructed in the front of the single-family dwelling. Chair Dearborn asked where the other means of egress are for getting in and out of the ADU. Applicant Lamper said that you will be able to access through the garage and the back deck. Vice Chair Meyer stated in section 19.1.10 of the Zoning Ordinance that two parking spaces shall be provided for the ADU without any new curb cut from the street. Vice Chair Meyer asked how much parking is currently available on the property. Applicant Lamper said the current driveway is about eighty feet and that there is enough room for the additional parking spaces. Vice Chair Meyer stated in section 19.1.10 of the Zoning Ordinance that the exterior construction materials shall be uniform with the single-family dwelling. Applicant Lamper said the only difference will be the pitch on the roof. Vice Chair Meyer stated in section 19.1.10 of the Zoning Ordinance states that either the accessory dwelling unit or the principal dwelling unit shall be occupied by the original owner of the property. Applicant Lamper said that he will be living on the property.

**Chair Dearborn asked if any abutters would like to speak. No abutters present.**

**Chair Dearborn asked for any members of the public who would like to speak. No members of the public were present.**

No rebuttal from the applicant.

**Chair Dearborn closed the public hearing at 7:43 pm.**

**Malcom motioned to move case #12-2023. Seconded by Chair Dearborn with the condition to get approval from NHDES for the septic tank expansion. The vote passed 4-0-0.**

**Motion to adjourn made by chair Dearborn at 7:47 pm. Seconded by Vice Chair Meyer. Vote passes 4-0-0**

## **ADJOURNMENT**

A True Record.

*Kearsten O'Brien*

Kearsten O'Brien, Minute Taker

Transcribed from YouTube and

TA Bolton's notes