

Zoning Board of Adjustment
October 30, 2019
7:30pm

Members present: Chris Stafford, Roger Denison, Michelle Cooper, Walter Baird

Others present: Donald Pearson

2019-7:

Donald Pearson, 19 Tempo Drive, presented plans to renovate the existing garage into an accessory dwelling unit. He presented hand-drawn plans and photos of the property. The garage doors will be removed and replaced with a finished wall and three windows. A finished area behind the garage, approximately 17x17, will be used as the bedroom and the garage will be made into a kitchen, bathroom, and living room.

It was reported that the plans have been reviewed by the building inspector. The septic system is rated for three bedrooms. Mr. Pearson presented an invoice to a contractor who has been hired to draw plans for a four-bedroom system. He stated the test pit has been dug and the entire invoice has been paid to the engineer. They are still waiting for the state and local approvals for the new plans.

Mr. Pearson said the home belongs to his son and daughter-in-law. He and his wife will occupy the accessory unit. The driveway is paved and can accommodate several vehicles.

There was a short discussion about the square footage as represented on the plans. Mr. Pearson said the building inspector calculated the accessory unit will be 576 square feet. The existing finished room is shown as 17x17, which equals 289 square feet. The plan shows the garage is 22x22, which equals 484 square feet. It was unclear how the building inspector came up with 576 square feet. The 22x22 may be from wall to wall in a garage but not accurately reflect the width and depth of a room with finished walls. The stairwell and furnace room may not be included in the calculations.

The board guessed the approximate area that for the proposed accessory unit and estimated the total may be 737 square feet. It was mentioned that the inspector was probably looking at details that this Board is only estimating. The inspector will be asked to verify the square footage of this plan with the discussion he had with Mr. Pearson.

The Board will also need confirmation from the state and local health departments that the new septic plan is adequate for a four-bedroom home. Walter suggested making another sketch with exact dimensions.

It was agreed to meet again and to obtain a sign-off from the building inspector and copies of the state approved septic plans. Chris made and Roger seconded a **motion to continue the public hearing on November 12, 2019**. The motion **passed** unanimously.

There was a short discussion about revising the application with a line for the building inspector to sign, stating the plans have been reviewed. The square footage can also be noted on the application.

Walter made and Michelle seconded a **motion to approve the September 10, 2019 minutes as amended**. The motion **passed** unanimously.

At 8:12pm, Chris made and Roger seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted,
Janet Denison