

Zoning Board of Adjustment  
November 2, 2022  
Public Hearing

Members Present: Roger Whitehouse, John Russo, Dave Knight, Michelle Cooper, Walter Baird

Others Present: Gail Turilli, Karl Skinner, Mitzi Skinner, Elizabeth Morin

Roger Whitehouse, Vice Chair, will be the acting Chairman for this hearing as Chris Stafford is unavailable. The minutes of September 23, 2022 were reviewed. Dave states a minor change on line 69 where the word "image" should be changed to "imagine". There were no other changes noted. Walter **made** and John 2<sup>nd</sup> a **motion to accept the minutes as amended**. All in favor, **motion carries with a vote of 5-0**. Roger requests to appoint Dave and Michelle as voting members for the hearing tonight. John **made** and Walter 2<sup>nd</sup> a **motion to appoint Dave and Michelle as voting members**. All in favor, **motion carries**.

**Case 2022-4 – Karl Skinner – 174 Kingston Road – Variance Request:**

Mr. Skinner addresses the Board. The submitted application requests to convert a single-family home into a duplex. Mr. Skinner states that the original home, which has since been demolished, was considered non-livable in his opinion as nothing had been inspected. He currently resides on Gerry Drive in Danville and his plan is to either move to the new house, once constructed, on Kingston Road or have his children live in the new home. His plan is to build a raised ranch split level home that looks modern, using the same footprint as the previous home. There will be separate units for heating the upper and lower levels with a shared well. One bedroom in the lower level and two bedrooms in the upper level. Dave states this would need a formal plan and be brought to the Planning Board. The septic is rated for 5 bedrooms and has a 2500 gallon tank which was designed by an engineer. Roger states that the foundation is not changing and there is no need to go before the Planning Board. The consensus of the Board is that this is not a duplex but an ADU that is larger than 750 sq ft, which exceeds what is allowed per Zoning. Michelle and Walter verbalized the need to speak with building inspector first, fill out a building permit application, and if he is denied, will need to come back before the ZBA. Dave also states that rules need to be followed and that this Board will need something in writing from the Building Inspector stating reasons for a denial if that is the case. Mr. Skinner states that he has spoken with the Building Inspector about his plans, and was advised that he would need a Variance. Dave mentions that Mr. Skinner will need to convince this Board that a Variance is warranted with the reasons for making an ADU larger than the 750 sq ft. The application that was submitted will need to be adjusted to reflect that. Roger recommends to continue this hearing in two weeks if needed after Mr. Skinner speaks with the Building Inspector. Walter **made** and John 2<sup>nd</sup> a **motion to continue this hearing to November 16**. All in favor, **motion carries with a vote of 5-0**.

Michelle **made** and Walter 2<sup>nd</sup> a **motion to adjourn**. All in favor, **motion carries with a vote of 5-0**.  
**Meeting adjourned at 8:30pm**

Respectfully,  
Gail L Turilli

