

**Danville Zoning Board of Adjustment**  
**Oct. 17, 2017**  
**7:30 pm**

Members Present: Chris Stafford, Curt Springer, John Russo, Walter Baird, Roger Denison-alternate, Roger Whitehouse-alternate

Roger Whitehouse was designated a voting member for tonight's meeting.

Curt made and John seconded a **motion to approve the May 2, 2017 minutes as written. Roger W. abstained.** The **motion** passed.

2017-1: Sarah Pelletier of 167 Colby Road is requesting a special exception to have an accessory dwelling unit

Chris explained that the state law recently changed regarding accessory dwelling units. Ms. Pelletier explained that her home was remodeled about 15 years ago and the basement was partially finished. The basement has the accessory unit, already occupied with a tenant. There is a door leading to the outside from both the bedroom and living room downstairs. The bedroom is about 19x10 and the living room/kitchen area is about 25x19. A bathroom is downstairs also. The ADU has its own thermostat and the furnace to the entire house is downstairs. The ADU and main house have three bedrooms in total and the septic is rated for three bedrooms.

Ms. Pelletier showed pictures of the outside. She explained there is room for three cars to be parked in the front of the house and two by the side. The front yard of the house is about ½ acre away from the road. The home looks like a one story from the street. It is built on a slope. There is a set of stairs inside from the upper to lower floor.

The Board discussed having the fire inspector look at the apartment. Ed Morrison, the building inspector, has seen the property and has no issues with it. The Board reviewed the nine criteria. Curt made and John seconded a **motion to grant the special exception subject to the successful inspection by the fire department within one week.** The motion passed unanimously.

Rules of Procedure

It had been suggested by Attorney Matt Serge that the Rules of Procedure be amended to allow the Board to waive a filing deadline for extenuating circumstances. It was explained that circumstances out of the control of abutters may arise that make it difficult to file a timely appeal, such as an accident or sudden illness. Other decisions may be made that are not known by abutters until after 30 days have past, such as a building permit.

It was agreed that Peter Loughlin will be asked if other towns have used this in their procedures, if it is effective, and if he recommends Danville amending its rules. He will also be asked if there is a risk if the Board enacts this.

Curt made and John seconded a **motion that Chris will speak with Peter about the concerns**. The motion **passed** unanimously.

There was a short discussion about voting on each variance criterion. This Board makes a decision for each but a final vote is made after all of the criteria are discussion.

At 9:00pm, Roger W. made and John seconded a **motion to adjourn**. The motion **passed** unanimously.