

Zoning Board of Adjustment
May 7, 2019

Members present: Walter Baird-vice chair, Roger Denison, Roger Whitehouse

Others present: Chester Sullivan, Bobby Lorree, Bruce Caillouette, Beth Caillouette

This was a continuation of Case # 2018-5 Special Exception request from CMS Sullivan, Inc., for the property known as 36 Brendan's Way, 3-174-9, to build an accessory dwelling unit (ADU) per zoning ordinance article IV.A.4

It was explained to Mr. Sullivan that there are only three members present and that he may continue the hearing to another date when there is a full board. He said he will continue tonight with a short board.

Mr. Sullivan briefly explained the house has been built and he has a buyer who has authorized Mr. Sullivan to act as their agent. The in-law area of the house was redesigned to be only 750 square feet. It is attached to the main dwelling unit. The closing is scheduled for June 28. Roger D. stated that the special exception can be granted to the buyers but if the sale falls through, Mr. Sullivan will have to return to the Board. Mr. Sullivan said he is fine with that. He said he plans to have the deed written such that any potential buyers of the home will have to see the Zoning Board for a special exception if they want to use the accessory dwelling unit.

There were no questions from the public and the public portion of the meeting was closed.

Roger D. said it looks like the requirements were met according to the zoning ordinance. Roger W. said the plans and the application look like they meet the requirements. Roger D. made and Roger W. seconded a **motion to grant the special exception**. The motion **passed** unanimously.

2019-1 Special Exception—Robert Kent, Tax Map and Lot 2-85:

A request for continuance from Charlie Zilch, agent for Robert Kent, was discussed. It was agreed this hearing will continue May 14th, depending on the availability of the other board members. The 21st is another possible date for continuance. A meeting date will be confirmed, and letters will be sent to the abutters.

The board will hold office nominations at the next meeting.

At 7:50pm Roger W. made and Roger D. seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted,

Janet S. Denison