

Zoning Board of Adjustment
August 27, 2019
7:30pm

Members present: Chris Stafford, Walter Baird, John Russo, Michelle Cooper

Others present: Brian Cavallero, Gualter Carvalho, Steve Pascoe, Melissa Cavallero, Ann Marie Brown, Tammy Ambrose, Michael Dade

2019-5:

Before the application was introduced, Chris explained to Brian Cavallero that there were only four Board members present. The applicant has the option of continuing to a different date when a full board will be present. He may continue tonight but if the vote is not in his favor, he cannot appeal based on a short board. He said he was fine continuing tonight. Michelle was designated a voting member.

Brian Cavallero of 45 Diamond Drive is requesting a special exception for an accessory dwelling unit. He said this is for his mother-in-law who currently is living in the home. Redoing the basement will give her some privacy. The layout and square footage were explained. The proposed renovation has already been submitted to the building inspector. A new septic plan has been drawn, allowing for a three-bedroom home plus one in-law apartment. Currently there are three occupants of the home.

The water tank has been moved and the heating system has been changed from oil to propane to make more room for living quarters in the currently unfinished basement. There is a walk-out door and two windows. There will be permanent internal access to the basement. The proposed finished area will be about 658 square feet.

The Board had no further questions about the plan. The criteria were reviewed. The opinion was unanimous that the applicant met each criterion. John made and Michelle seconded a **motion to grant the special exception**. The motion **passed** unanimously.

2019-6:

The short-board was explained to Gualter Carvalho, with the invitation to continue at a different date when five members would be present. He agreed to continue.

The application for a variance was reviewed. It was pointed out that the application noted the section regarding a structure within property line setbacks, but it appeared the garage will also encroach wetlands. This is a separate section of the zoning ordinance that will also need to be reviewed for this application.

Mr. Carvalho explained the situation at the lot and placement of the garage. He's proposing a 22' wide and 26' deep detached garage on the northeast side of the house. He explained that he's measured the distance from the road and the side lot lines to the proposed garage and must consider the location of the leach field. The driveway currently can fit 10-12 cars. The proposed

garage will have a loft storage area. This will replace two dilapidated sheds on the property. There will be electricity in the garage, but no plumbing.

The garage can be placed 4' further from the road but that will put it about 1' from the septic. The Board asked about locating the garage on the other side of the house. If it is attached to that side of the house it will block several windows. The southwest side of the house will require a walkway to be built wrapping around the house to the door that is on the northeast side of the house. He will also have to get a driveway permit and build a driveway. He said this is outside his budget. The well is on the southwest side of the house.

There are typically five cars in the driveway currently. With two cars parked in the garage, there will still be some cars outside. The Board agreed to get the opinion of the Conservation Commission and to see if they have any recommendations or concerns.

It was noted the house was built in 1902 and is a lot of record. Mr. Carvalho bought it 17 years ago.

Steve Pascoe introduced himself as the abutter on three sides of the property. He said Mr. Carvalho has been an excellent neighbor and supports the idea as proposed tonight. He said the garage will be a positive protection from wetlands. He's aware of the distance to the sidelines and wetlands and has no issue with what is being proposed. He said from a construction point of view, this will add significant value to the neighborhood.

It was agreed to continue the hearing after the Conservation Commission has a meeting in which they can discuss the application. Mr. Carvalho said it was fine with him if members of this Board or the Conservation Commission wanted to see the property before the next meeting. He will bring pictures to the next meeting. He had one picture of the property, perspective from the street, and indicated where the garage is proposed to be built. Chris made and Michelle seconded a **motion to continue the hearing on September 10th**. The motion **passed** unanimously.

Minutes:

Chris made and John seconded a **motion to approve the August 13, 2019 minutes as amended**. Michelle abstained. The motion **passed** unanimously.

At 8:31pm John made and Michelle seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted,
Janet S. Denison