

Zoning Board of Adjustment  
March 3, 2020

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

Others present: Ed Lang

Roger D. made and Walter seconded a **motion to accept the minutes of November 12, 2019 as written**. The motion **passed** unanimously.

Special Exception for 86 Main Street:

Ed Lang, the property owner, explained that he plans to renovate a garage so that his mother-in-law can move in. The Board reviewed the application. There was some confusion about the square footage per the drawing. Ed explained there is a loft that is offset from the ground level, although both are 18x20, totaling 720 square feet.

The existing garage door will be closed off and a new entrance made. The living room will be open with stairs to the loft. A kitchenette and bathroom will be on the lower level with a door to the main house. A new septic has been designed although it does not have state or local approval yet.

Ed pointed out on the plans and explained the layout. The note from the building inspector regarding the need for windows was discussed briefly. Ed said these will be installed. It was agreed the need for windows is not the purview of this Board. A letter from SEC & Associates was presented regarding the septic.

The Board reviewed the criteria. This will not be made into a condo. The building inspector has signed the plans, certifying the square footage does not exceed the maximum allowed per zoning. Walter asked that the building inspector sign the application.

Ed explained the general outside construction. It will continue looking like a single-family home. The driveway will be expanded. There are currently four people living in the home. The accessory unit will have one occupant.

Roger W. made and Walter seconded a **motion to grant the special exception pending the building inspector's signature on the approved building plan**. Chris stated this board's decision does not give a building permit and another discussion will need to occur with the building inspector. The motion **passed** unanimously.

Other business:

Some members' terms are expiring. They were encouraged to reapply.

Another application has been received. Chris is an abutter to the property and will recuse himself from the Board deliberation. Roger W. explained he was on the Planning Board when the decision was made that is being contested in the new application. The Board discussed that abutters typically do not sit in on application discussions. It was left up to Roger W. whether to

47 participate in this next application. It is recommended that a full board of five members discuss  
48 any application. Michelle will be asked if she's available on the 24<sup>th</sup>. Whoever is asked to chair  
49 the meeting can ask the applicant if they want to continue with a short board.

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51 At 8:15pm Roger W. made and Walter seconded a **motion to adjourn**. The motion **passed**  
52 unanimously.

53  
54 Respectfully submitted,

55  
56 Janet S. Denison