

MINUTES OF THE ZONING BOARD OF ADJUSTMENT MEETING

September 8, 2011

7:00 PM

Meeting called to order by Electra Alessio; present: Daryl Branch, John Whittier, Peter Coffin, Ben Romano, and Tammy Bakie. Mr. Whittier made a motion to approve the August minutes, Mr. Coffin seconded; all in favor. Mr. Romano abstained.

Brian Lavallee, Tax Map R-25, Lot 5D.

Mrs. Kelly Lavallee stated they would like to add a family accessory family apartment to their home on Phoenix Drive for her father and his wife. Mrs. Lavallee stated her father currently lived in Epping and they would like them closer and to have fewer stairs and to help out when needed. Mrs. Lavallee stated she had brought a septic design. Mrs. Lavallee stated they had the soil tested for wetland buffer zone and 35 feet is acceptable and the addition would be 45 feet away from pond.

No comments from audience.

Mr. Whittier stated that the ordinance encouraged this type of construction but asked for clarification whether the board could ignore an item in the criteria or would each criterion have to be met. Mr. Romano stated the intent is for all 10 criteria have to be met exactly. Ms. Alessio stated Mr. Romano was part of the board that developed the criteria. Ms. Alessio referred to Mr. Steward's letter of denial in which he states that all building requirements can be met. Mr. Romano stated the intent is to meet all 10 requirements and then the applicant would need a special exception. Mrs. Lavallee stated they had hired an architect whose design was based on the ordinance. Mrs. Lavallee provided a set of plans. The board and the applicants reviewed the plans while discussing each requirement. Mrs. Lavallee stated the design could easily be made back into a one family. Mr. Romano asked if there was a copy of the plans for the property file. Mrs. Lavallee stated a set had been submitted to Mr. Steward. Mrs. Lavallee asked about the possibility of creating a life estate for her father. Mr. Coffin stated the applicant would have to own the whole building as a single family dwelling per the requirements. Ms. Alessio read the special exception; all five passed unanimously. Mr. Coffin made a motion to grant the special exception, Mr. Romano seconded, all in favor. Ms. Alessio explained the thirty day waiting period.

Ms. Alessio adjourned the meeting @ 7:35.

Respectfully submitted,

Tammy L. Bakie
Secretary
Zoning Board of Adjustment