

Town of Milford
Zoning Board of Adjustment
April 30, 2020
Case 2020-04
LAMH Associates / Richard Cane
Special Exception

Present: Jason Plourde, Chair
Rob Costantino, Vice Chair
Wade Campbell
Joan Dargie
Lincoln Daley, Director of Community Development

Absent: Karin Lagro (Alternate)
Paul Dargie, BOS Representative
Tracy Steel
Michael Thornton

Chairman Plourde welcomed everyone and declared a State of Emergency as a result of the COVID-19 pandemic and in accordance with the Governor's Emergency Order #12 pursuant to Executive Order 2020-04, the Board of Adjustment is authorized to meet electronically. This meeting is held in accordance with the applicable New Hampshire State statutes, Town of Milford ordinances, and the Zoning Board of Adjustment Rules of Procedure. He stated that there is no physical location to observe and listen contemporaneously to this meeting, which was authorized pursuant to the Governor's Emergency Order. However, in accordance with the Emergency Order, he confirmed that the Board is:

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- d) Adjourning the meeting if the public is unable to access the meeting.

Chairman Plourde stated that all votes that are taken during this meeting must be done by Roll Call vote. He started the meeting by taking roll call attendance. He asked each member to state their name and state whether there was anyone in the room with them during this meeting, which is required under the Right-to-Know law. Roll Call Attendance: Jason Plourde at Town Hall with Lincoln Daley in the room; Rob Costantino at home alone, Wade Campbell at home alone, Joan Dargie in her office alone.

Chairman Plourde continued by stating that there were four new cases to be heard, with no old cases and no minutes for review. He then proceeded to summarize the hearing process, rules, and procedures for Board Members, applicants, and the general public.

Joan Dargie was seating as a full-voting member for the public hearings.

Case #2020-04

LAMHP Associates / Richard Cane, 26 Melendy Road, #76, Milford Tax Map 42, Lot 73-M-70, is seeking a SPECIAL EXCEPTION from the Milford Zoning Ordinance, Article II, Section 2.03.1.C to replace the existing 14' x 70' sq ft mobile home and attached porch with a new 26' x 52' sq ft doublewide mobile home with a 10' x 12' sq ft deck in the Residential "R" district.

MINUTES OF THE MILFORD ZBA APRIL 30, 2020, SPECIAL EXCEPTION CASE #2020-04 LAMHP / RICHARD CANE

Richard Cane, applicant on behalf of LAMHP, presented the project and thanked the ZBA for the opportunity to speak, noting this is the first time he has utilized this type of virtual meeting. LAMHP has started to have a turnover of the mobile units. When people have left or passed away, it was found that the units there were in disrepair or that the double wide was desired. LAMHP began to introduce double wide units over the past year. The ZBA has approved the installation of these double wide units and they sold within one week on the market. The demo of the existing unit was required due to deterioration of the unit and disrepair. This unit is similar to other LAMHP units permitted in the district; this location is an appropriate use for a double wide unit; the use will not adversely affect other owners as this unit cannot be seen but is consistent with other units; there are no hazards to vehicles or pedestrians; there are adequate facilities including public water and off street parking. This will increase the tax base and it keeps the park current. Mr. Cane asked for questions or comments.

Chairman Plourde asked for questions or comments from the Board. R. Costantino remembers last year LAMHP came to the ZBA for a similar new unit and the presentation was thorough, he asked if the demo of the deteriorated unit has been done? R. Cane indicated the deteriorated unit and associated peripherals have been demo'd. R. Costantino said the plan looks like the home is in the same place, but it is closer to the lane, why is that? R. Cane indicated they are trying to take advantage of the existing utility lines and also the rear property drops off.

W. Campbell had no questions and agrees with R. Costantino comments. He also remembers last year's request for a similar unit, which is upgrading the park. J. Dargie had no questions. J. Plourde indicated mobile home parks are no longer permitted in the ordinance, it is because this unit replaces an existing unit in LAMHP that this is before the ZBA. There are no additional factors to add to the record. Seeing no other questions from the ZBA, J. Plourde opened the public portion of the meeting, indicating those who wish to speak to dial *9 to indicate you wish to speak. J. Plourde saw there was nobody waiting to speak. L. Daley also saw there was nobody waiting to speak. J. Plourde asked one more time if there was anyone in the public that wished to speak. Seeing there was nobody, J. Plourde asked if the ZBA had any further questions. There were none.

R. Costantino moved to close the public meeting. J. Dargie seconded the motion. R. Costantino yes; Wade Campbell yes; J. Dargie yes; J. Plourde yes. The ZBA discussed the criteria. R. Costantino suggested this will improve the park. J. Plourde indicated this unit is only slightly moving closer to the setbacks for the lot and is just replacing a dilapidated mobile home with a new one. R. Costantino agreed, stating this unit will be using the existing utilities and parking. J. Plourde asked if there are any conditions required? All members agreed no conditions are needed.

Vote on Special Exception:

Is the Special Exception allowed in the ordinance? R. Costantino yes; W. Campbell yes, J. Dargie yes; J. Plourde yes.

Are all the specified conditions present under which the Special Exception may be granted? W. Campbell yes, R. Costantino yes, J. Dargie yes, J. Plourde yes.

**MINUTES OF THE MILFORD ZBA APRIL 30, 2020, SPECIAL EXCEPTION CASE
#2020-04 LAMHP / RICHARD CANE**

- 1 A. The proposed use is similar to those permitted in the district? R. Costantino yes; W.
2 Campbell yes, J. Dargie yes, J. Plourde yes.
3 B. The specific site is an appropriate location for the proposed use? R. Costantino yes; W.
4 Campbell yes, J. Dargie yes, J. Plourde yes
5 C. The use as developed will not adversely affect the adjacent area? R. Costantino yes; W.
6 Campbell yes, J. Dargie yes, J. Plourde yes
7 D. There will be no nuisance or serious hazard to vehicles or pedestrians due to the proposed
8 use? R. Costantino yes; W. Campbell yes, J. Dargie yes, J. Plourde yes
9 E. There will be adequate and appropriate facilities provided for the proper operation of the
10 proposed use? R. Costantino yes; W. Campbell yes, J. Dargie yes, J. Plourde yes
11

12 R. Costantino moved to approve Case 2020-04 based on the criteria. J. Dargie seconded. R.
13 Costantino yes; W. Campbell yes, J. Dargie yes, J. Plourde yes
14

15 J. Plourde said the request for Special Exception was granted and reminded the applicant of the
16 30 day appeal period, which for this application is May 18 according to L. Daley. J. Plourde
17 thanked Mr. Cane for his presentation. Mr. Cane thanked the ZBA for this opportunity.
18
19
20

21 Motion to Approve: _____
22

23 Seconded: _____
24

25 Signed: _____
26

27 Date: _____
28
29

Town of Milford
Zoning Board of Adjustment
April 30, 2020
Case 2020-05
Andrew and Krista Gardent
Special Exception

Present: Jason Plourde, Chair
Rob Costantino, Vice Chair
Wade Campbell
Joan Dargie
Lincoln Daley, Director of Community Development

Absent: Karin Lagro (Alternate)
Paul Dargie, BOS Representative
Tracy Steel
Michael Thornton

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Chairman Plourde continued by stating that there were four new cases to be heard, with no old cases and no minutes for review. He then proceeded to summarize the hearing process, rules, and procedures for Board Members, applicants, and the general public.

Joan Dargie was seating as a full-voting member for the public hearings.

Case 2020-05

Chairman Plourde read Case 2020-05 into the record. Andrew and Krista Gardent, Milford Tax Map 3, Lot 10, is seeking a SPECIAL EXCEPTION of the Milford zoning Ordinances per Article VI, Section 6.02.5.B to allow approximately 1,500 sf of wetland buffer impact associated with the construction of a wetlands crossing in the Residential "R" district.

**MINUTES OF THE ZBA MEETING APRIL 30, 2020 VARIANCE CASE #2020-05
ANDREW & KRISTA GARDENT – VIA ZOOM**

1 K. Gardent explained that this application is for an access to another site of the property and to keep ve-
2 hicles off the wetland. The State DES and Fish & Game have reviewed their State application. The Gar-
3 dents are taking precautions regarding the endangered species and spotted turtles. This will mitigate and
4 provide a better flow of water. This is being done for a private property. The culvert will be concrete
5 piping to help with the flow and for the wildlife crossings. Milford Conservation Commission has ap-
6 proved the crossing. The culvert will be embedded in the earth to assist wildlife.

7
8 R. Costantino said the wetland permit application was submitted, asking the applicant if that was ap-
9 proved? Andy Hughes, Milford Conservation Commission, stated the Conservation Commission ap-
10 proved this and the State has approved it; it is a seasonal watershed and seasonal flow. J. Plourde asked
11 if the Board had questions. W. Campbell and J. Dargie had no questions. J. Plourde said that Rob asked
12 the question he was planning to ask, asking if DES has provided approval? K. Gardent said she has that
13 approval and can provide to the Town and will email to Lincoln Daley. J. Dargie noted if the Town of
14 Milford is cc'd on the approval, it has come in. K. Gardent will scan and send to Lincoln. J. Plourde
15 said there is no other supporting documentation to add to the record.

16
17 J. Plourde opened the public meeting, noting if people wish to comment or ask questions, please enter *9
18 so that they can be recognized. Seeing no people waiting to speak, J. Plourde asked L. Daley if he sees
19 anyone waiting to speak. There were none. J. Plourde asked if there were further questions or comments
20 from the Board. There were none. R. Costantino moved to close the public meeting. J. Plourde second-
21 ed. R. Costantino yes, J. Dargie yes, W. Campbell yes, J. Plourde yes. The public meeting was closed.

22
23 The Special Exception 10.2.1 criterion was discussed by the ZBA:

- 24
25 A. R. Costantino said yes, they are trying to put a culvert in and all required applications have been
26 approved. W. Campbell and J. Dargie agreed, J. Plourde agreed this is a special exception that
27 has been requested for this type of crossing.
28 B. R. Costantino yes, it is appropriate to put in the culvert; W. Campbell, J. Dargie agreed; J.
29 Plourde yes, it is minimally invasive and has been engineered by a reputable engineering firm.
30 C. R. Costantino, W. Campbell, J. Dargie yes, J. Plourde yes and it will not adversely affect the area
31 and they will provide a culvert for wildlife to cross.
32 D. R. Costantino yes it will not cause nuisance or hazards; W. Campbell, J. Dargie yes, J. Plourde
33 yes it will be used to drive over the wetland and they are using concrete to support the vehicles
34 crossing
35 E. R. Costantino yes by design it is appropriate for this use; W. Campbell, J Dargie yes; J. Plourde
36 yes, it has been designed by a reputable engineering firm and will serve its purpose.
37

38 The Special Exception Wetland Buffer 6.02.6 criterion was discussed:

- 39
40 1) R. Costantino yes the applicant has hired professional engineers to design this to protect the wet-
41 land; W. Campbell yes they have proven what is needed for Conservation Commission and wet-
42 lands; J. Dargie yes; J. Plourde yes the focus should be the wetland buffer the need has been ad-
43 dressed.
44 2) R. Costantino yes that is the reason a culvert is being put under the road; W. Campbell yes; J.
45 Dargie yes; J. Plourde yes based on the studies this is the least impact for the area.
46 3) R. Costantino yes, just by allowing the water to flow; W. Campbell yes, J. Dargie yes; J. Plourde
47 yes they have made this accommodation.
48 4) R. Costantino yes, this is a seasonal flow, sometimes it is wet, this culvert allows a crossing; W.
49 Campbell, J. Dargie yes; J. Plourde yes.
50 5) R. Costantino yes, that was part of the plan for the culvert; W. Campbell yes; J. Dargie yes; J.
51 Plourde yes that is the reason for the culvert.

MINUTES OF THE ZBA MEETING APRIL 30, 2020 VARIANCE CASE #2020-05
ANDREW & KRISTA GARDENT – VIA ZOOM

- 6) R. Costantino yes, he does not feel the abutters are affected, this wetland does not extend where anyone else is, it won't affect the wetland flow; W. Campbell yes; J. Dargie yes; J. Plourde yes, it is only a seasonal flow.
- 7) R. Costantino yes the reports provided by the engineering firm address this; W. Campbell yes; J. Dargie yes; J. Plourde yes Meridian has put together a report and study to look at the function of the wetland area.
- 8) R. Costantino yes, we have a copy of the approval; W. Campbell yes; J. Dargie yes; J. Plourde yes

SPECIAL EXCEPTION VOTE:

- A. The proposed use is similar to those permitted in the district? R. Costantino yes; W. Campbell yes; J. Dargie yes; J. Plourde yes.
- B. The specific site is an appropriate location for the proposed use? R. Costantino yes; W. Campbell yes; J. Dargie yes; J. Plourde yes
- C. The use as developed will not adversely affect the adjacent area? W. Campbell yes, R. Costantino yes, J. Dargie yes; J. Plourde yes.
- D. There will be no nuisance or serious hazard to vehicles or pedestrian due to the proposed use? R. Costantino yes, W. Campbell yes, J. Dargie yes; J. Plourde yes.
- E. There would be adequate and appropriate facilities provided for the proper operation of the proposed use? W. Campbell yes, R. Costantino yes, J. Dargie yes; J. Plourde yes.

Is the Special Exception allowed by the Ordinance? W. Campbell yes, R. Costantino yes, J. Dargie yes; J. Plourde yes.

Are all the specified conditions present under which the Special Exception may be granted? R. Costantino yes; W. Campbell yes; J. Dargie yes; J. Plourde yes.

L. Daley asked if the ZBA would like any conditions associated with the motion, such as the receipt of DES approval? R. Costantino moved to grant the Special Exception 2020-05 with the condition that the Town of Milford receives the approval from DES for this crossing. W. Campbell seconded. R. Costantino yay; W. Campbell yay; J. Dargie yay; J. Plourde yay.

Chair J. Plourde stated that the criteria of Special Exception have been satisfied and Case 2020-05 has been approved; there is a 30 day appeal process, end date for that is May 18, 2020. J. Plourde thanked the applicants for attending this ZBA virtual meeting. Krista and Andrew Gardent likewise thanked the Board for hearing their case.

Motion to Approve: _____

Seconded: _____

Signed: _____

Date: _____

Town of Milford
Zoning Board of Adjustment
April 30, 2020
Case 2020-06
Ryan Emerson
Special Exception

Present: Jason Plourde, Chair
Rob Costantino, Vice Chair
Wade Campbell
Joan Dargie
Lincoln Daley, Director of Community Development

Absent: Karin Lagro (Alternate)
Paul Dargie, BOS Representative
Tracy Steel
Michael Thornton

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Chairman Plourde continued by stating that there were four new cases to be heard, with no old cases and no minutes for review. He then proceeded to summarize the hearing process, rules, and procedures for Board Members, applicants, and the general public.

Joan Dargie was seating as a full-voting member for the public hearings.

Case 2020-06

Chairman Plourde read Case 2020-06 into the record. Ryan Emerson, 115 Wallingford Road, Milford Tax Map 56, Lot 45-1, is seeking a SPECIAL EXCEPTION of the Milford zoning Ordinance per Article V, Section 5.04.2.A.7 to allow the construction of an addition to the existing single-family home within the 30 foot front dimensional setback within the Residential "R" district.

**MINUTES OF THE ZBA MEETING APRIL 30, 2020 VARIANCE CASE #2020-06
RYAN EMERSON – VIA ZOOM**

Ryan Emerson, applicant, presented the project to members. Mr. Emerson thanked the Board for hosting this meeting and thanked Lincoln Daley for providing information to him. The purpose of this addition is for his Mother-in-law who currently lives in Amherst and he and his family have made the decision to move her to Milford with them, and for her to live in this addition, the main kitchen will be shared. The 30' setback is in question. In the ordinance, a corner lot modifies the setback, for a corner lot a 15' definition gets extended to the 30' requirement. This lot is considered a corner lot and the other lot is not traditional, and it is an unpaved road (Foster Road) that separates common land for Wallingford Estates that therefore will never be developed. All the abutting structures are very far away from any other abutting structures. There is a significant rock wall on either side of Foster Road, so this would still be consistent with the 30' setback. The location of this ADU will be on that side of the house, the intent is to flatten the property on the Wallingford Road side.

J. Plourde asked if Board members had any questions. R. Costantino, J. Dargie and W. Campbell had no questions.

J. Plourde asked why the addition is coming off the front of the house instead of the back of the house? Ryan Emerson explained he wants to maintain the integrity of the backyard. The house is pointing more toward Foster Road, but it is on a hill so having it more toward Wallingford Road would make it framed better.

R. Costantino said the land on the other side of Foster Road is Open Space for the Wallingford Road development, there is no reason that Foster Road will ever be turned into a town road. J. Plourde said he was not aware of that being open space across from Foster Road. There were no further questions from the Board. J. Plourde indicated there are no further documents to include in the record.

J. Plourde invited the public to comment or ask questions by pressing *9 so that Zoom indicates a caller has a question. Seeing no people waiting to comment, J. Plourde asked L. Daley if there is anyone waiting. L. Daley said there is nobody waiting. J. Plourde asked again if there was any public that wished to comment or ask questions. There were no people waiting to communicate to the Board. J. Plourde asked for a motion. R. Costantino moved to close the public meeting. J. Dargie seconded. R. Costantino yay, J. Dargie yay, W. Campbell yay, J. Plourde yay.

The ZBA deliberated the Special Exception 10.2.1:

- A. R. Costantino yes, people are allowed to add on to their house in the Residence R zone; W. Campbell yes, J. Dargie yes, J. Plourde yes, an ADU is permitted by Special Exception
- B. R. Costantino yes, this is an extension of the house within their property; W. Campbell yes; J. Dargie yes; J. Plourde yes.
- C. R. Costantino yes, W. Campbell yes; J. Dargie yes; J. Plourde yes
- D. R. Costantino yes, W. Campbell yes, J. Dargie yes, J. Plourde yes
- E. R. Costantino yes but he forgot to ask if the additional septic has been approved for one additional person? L. Daley asked Ryan Emerson if the septic can handle another person on the septic design. R. Emerson answered the house is designed with a 4 bedroom septic and we are adding a fifth person, a 5 person design was submitted and if the 4 person septic were to fail, the 5 person design would be built. L. Daley indicated that the approval of the 5 person septic should be a condition of approval. J. Plourde asked if anyone wants to discuss that condition or it can just be added to the decision.

J. Dargie moved to have a condition attached to the approval that an approved septic design for a 5 bedroom system must be received from DES. R. Costantino seconded. R. Costantino yes; W. Campbell yes; J. Dargie yes, J. Plourde yes.

MINUTES OF THE ZBA MEETING APRIL 30, 2020 VARIANCE CASE #2020-06
RYAN EMERSON – VIA ZOOM

SPECIAL EXCEPTION 10.2.1 VOTE: (to include 5 person septic design condition)

- A. The proposed use is similar to those permitted in the district? R. Costantino yes; W. Campbell yes; J. Dargie yes; J. Plourde yes.
- B. The specific site is an appropriate location for the proposed use? R. Costantino yes; W. Campbell yes; J. Dargie yes; J. Plourde yes
- C. The use as developed will not adversely affect the adjacent area? W. Campbell yes, R. Costantino yes, J. Dargie yes; J. Plourde yes.
- D. There will be no nuisance or serious hazard to vehicles or pedestrian due to the proposed use? R. Costantino yes, W. Campbell yes, J. Dargie yes; J. Plourde yes.
- E. There would be adequate and appropriate facilities provided for the proper operation of the proposed use? W. Campbell yes, R. Costantino yes, J. Dargie yes; J. Plourde yes.

Is the Special Exception allowed by the Ordinance? W. Campbell yes, R. Costantino yes, J. Dargie yes; J. Plourde yes.

Are all the specified conditions present under which the Special Exception may be granted? R. Costantino yes; W. Campbell yes; J. Dargie yes; J. Plourde yes.

R. Costantino moved to grant Special Exception 2020-06 with the condition that the applicant and Town of Milford receive the DES approval for a 5 bedroom septic design. J. Plourde seconded. R. Costantino yay; W. Campbell yay; J. Dargie yay; J. Plourde yay.

Chair J. Plourde stated that the criteria of Special Exception have been satisfied and Case 2020-06 has been approved; there is a 30 day appeal process, end date for that is May 18, 2020. J. Plourde thanked the applicant for attending this ZBA virtual meeting. Ryan Emerson thanked the Board for hearing his case.

Motion to Approve: _____

Seconded: _____

Signed: _____

Date: _____

Town of Milford
Zoning Board of Adjustment
April 30, 2020
Case 2020-07
Joshua and Johanna Boyd
Special Exception

Present: Jason Plourde, Chair
Rob Costantino, Vice Chair
Wade Campbell
Joan Dargie
Lincoln Daley, Director of Community Development

Absent: Karin Lagro (Alternate)
Paul Dargie, BOS Representative
Tracy Steel
Michael Thornton

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Chairman Plourde continued by stating that there were four new cases to be heard, with no old cases and no minutes for review. He then proceeded to summarize the hearing process, rules, and procedures for Board Members, applicants, and the general public.

Joan Dargie was seating as a full-voting member for the public hearings.

Case 2020-07

Chairman Plourde read Case 2020-07 into the record. Joshua and Johanna Boyd, 119 McGettigan Road, Milford Tax Map 10, Lot 78, is seeking a SPECIAL EXCEPTION of the Milford Zoning Ordinance per Article X, Section 10.2.6 to allow the construction of a 7500 sq ft accessory dwelling unit (ADU) located above a proposed attached garage to the existing single-family house in the Residential "R" district.

**MINUTES OF THE ZBA MEETING APRIL 30, 2020 SPECIAL EXCEPTION CASE
#2020-07 JOSHUA AND JOHANNA BOYD – VIA ZOOM**

Joshua and Johanna Boyd, applicants, presented the project. The existing two-car garage will be made into a 3-car garage with breezeway with the ADU above the garage to eventually be occupied by aging parents. R. Costantino asked if the area can be seen by neighbors from their house on either side. Joshua Boyd responded that yes at the center, just north the neighbors are just barely able to be seen in the summer. We have talked to them about this several times and there were no issues.

J. Plourde said one of the criteria is the entrance and egress, explain where they will be. Joshua explained the entrance is through the breezeway, there is also a door out the back of the garage. Whenever possible, it is good to have access from the main house so access from the breezeway would qualify.

R. Costantino, W. Campbell and J. Dargie had no further questions and indicated this seems pretty straightforward.

J. Plourde said there have been no letters received about this. J. Plourde opened the public meeting explaining if the public would like to comment or ask a question to press *9. Seeing no one waiting to speak, J. Plourde asked if L. Daley sees anyone waiting. There was nobody waiting.

P. Dargie asked about the common wall with the main house? The ADU must have a 32" door connecting the two. Joshua Boyd explained the door going into the great room would be 32" wide. J. Dargie indicated that when the ADU is above the garage, there is not a common wall requirement. R. Costantino said sometimes the ADU is not attached to the house and questioned if this was permitted. J. Plourde stated when the ADU is attached to the house the requirements are a little different. ZBA members had no further questions or comments.

J. Plourde opened the meeting to the public. J. Plourde did not see any public waiting to speak. L. Daley confirmed there were no people waiting in the waiting room to speak. J. Dargie moved to close the public meeting. R. Costantino seconded. R. Costantino yes; W. Campbell yes; J. Dargie yes; J. Plourde yes/

The ZBA deliberated the Special Exception 10.2.1 criteria:

- A. R. Costantino yes, an ADU is allowed in the Residence R zone; W. Campbell yes, J. Dargie yes the ADU is allowed by law up to 750 square feet as long as it meets the requirements, J. Plourde yes, an ADU is permitted by Special Exception.
- B. R. Costantino yes; W. Campbell yes; J. Dargie yes; J. Plourde yes.
- C. R. Costantino yes, W. Campbell yes; J. Dargie yes; J. Plourde yes
- D. R. Costantino yes, W. Campbell yes, J. Dargie yes, J. Plourde yes
- E. R. Costantino yes; W. Campbell yes; J. Dargie yes; J. Plourde yes, septic plan has been updated.

L. Daley indicated that the ADU can be owner occupied or occupy the main house.

SPECIAL EXCEPTION 10.2.1 VOTE:

- A. The proposed use is similar to those permitted in the district? R. Costantino yes; W. Campbell yes; J. Dargie yes; J. Plourde yes.
- B. The specific site is an appropriate location for the proposed use? R. Costantino yes; W. Campbell yes; J. Dargie yes; J. Plourde yes
- C. The use as developed will not adversely affect the adjacent area? W. Campbell yes, R. Costantino yes, J. Dargie yes; J. Plourde yes.
- D. There will be no nuisance or serious hazard to vehicles or pedestrian due to the proposed use? R. Costantino yes, W. Campbell yes, J. Dargie yes; J. Plourde yes.
- E. There would be adequate and appropriate facilities provided for the proper operation of the proposed use? W. Campbell yes, R. Costantino yes, J. Dargie yes; J. Plourde yes.

**MINUTES OF THE ZBA MEETING APRIL 30, 2020 SPECIAL EXCEPTION CASE
#2020-07 JOSHUA AND JOHANNA BOYD – VIA ZOOM**

Is the Special Exception allowed by the Ordinance? W. Campbell yes, R. Costantino yes, J. Dargie yes; J. Plourde yes.

Are all the specified conditions present under which the Special Exception may be granted? R. Costantino yes; W. Campbell yes; J. Dargie yes; J. Plourde yes.

R. Costantino moved to grant Special Exception 2020-07. J. Dargie seconded. R. Costantino yes; W. Campbell yes; J. Dargie yes; J. Plourde yes.

Chair J. Plourde stated that the criteria of Special Exception have been satisfied and Case 2020-07 has been approved; there is a 30 day appeal process, end date for that is May 18, 2020. J. Plourde thanked the applicant for attending this ZBA virtual meeting. Ryan Emerson thanked the Board for hearing his case.

Motion to Approve: _____

Seconded: _____

Signed: _____

Date: _____