

**Town of Milford**  
**Zoning Board of Adjustment**  
**October 1, 2020**  
Case 2020-22  
San-Ken Homes Inc.  
Variance

**Present:** Jason Plourde, Chair  
Rob Costantino, Vice Chair  
Karin Lagro (Alternate)  
Paul Dargie, BOS Representative  
Tracy Steel  
Michael Thornton (arrived 7:10)  
Joan Dargie (Alternate)  
Lincoln Daley, Director of Community Development

**Absent:** Wade Campbell

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 alone in the Community Development conference room at Town Hall adjacent to Lincoln Daley’s office; Rob Costantino at home alone, T. Steel at home with her daughter and niece in the room, K. Lagro at home alone. J. Plourde asked that K. Lagro be seated as a regular member for tonight’s meeting in the absence of W. Campbell and that J. Dargie be seated as a regular member for tonight’s meeting in the absence of M. Thornton. K. Lagro and J. Dargie agreed. A poll was taken: J. Plourde yes; R. Costantino yes; T. Steel yes.

Chairman Plourde continued by stating that there were four cases to be heard tonight. He then proceeded to summarize the hearing process, rules, and procedures for Board Members, applicants and the general public.

**Case 2020-22**

San-Ken Homes, Inc. for the property located at Milford Tax 53, Lot 31 is seeking a VARIANCE from the Milford Zoning Ordinance, Article V, Section 5.04.4.A to permit the construction of a single-family residence and related site improvements on a lot of record with less than the minimum required frontage (200’) on a principle route of access on a Class V road or better in the Residential ‘R’ Zoning District.

MINUTES OF THE ZBA MEETING OCTOBER 1, 2020 VARIANCE CASE #2020-22  
SAN-KEN HOMES INC (CON'T) - VIA ZOOM

1  
2 M. Thornton arrived at 7:10 p.m. J. Dargie asked if she could be excused since M. Thornton has arrived,  
3 J. Plourde said that is fine. J. Plourde indicated this application was continued from September 17. K.  
4 Lehtonen, applicant, indicated he can answer some of the Board's questions but he does not have all of  
5 the requested information tonight. J. Plourde said that a decision may not be made tonight. K. Lehtonen  
6 said the easement is only on Lot 33-1, which was the only lot he could find. It appears it does not carry  
7 over. K. Lehtonen did not have anything more on the private road described on the plan. An updated  
8 conceptual drawing was presented. John Rohkey is also here tonight. J. Plourde said the ZBA had asked  
9 for clarification of the easement and if it extends across the abutting property or only has the 10', but K.  
10 Lehtonen just answered that question that it does not cross and it is just the 10 feet. K. Lehtonen said that  
11 is correct; an extensive title search was not done yet. J. Plourde asked if it was an easement, not a private  
12 road? Has anything additional been found on that? K. Lehtonen said it is just that the recorded plan  
13 shows it as a private road. L. Daley said the planning files were looked at and confirmed what is being  
14 said by K. Lehtonen, it just tapered to 10' back in 1982. J. Plourde asked if there are any other questions  
15 from the Board?

16  
17 R. Costantino asked if L. Daley confirmed what was said by K. Lehtonen about the easement not crossing  
18 the other road? L. Daley said that is correct. K. Lehtonen said the driveway site distance was measured  
19 today and there is 314' site distance when turning left onto Ponemah Hill Road and turning right there is  
20 over 400' site distance. K. Lehtonen indicated on the plan, the driveway for the new home is 450' long  
21 and the home is 265' off the road and 225' from the abutter. There will be rip-rap swails for drainage and  
22 the water would be diverted off the site so as not to end up out onto Ponemah Hill Road. J. Plourde asked  
23 if there is a shared driveway being looked at or is there enough space between the two driveways? We  
24 have not seen any plans yet, an additional driveway could cause one to cross over the other. K. Lehtonen  
25 said it is a shared entrance, it would not need to be a shared driveway. J. Plourde said a shared curb cut  
26 and then it splits off? R. Costantino noted that last time a picture was shown, it looked like just the  
27 driveway entrance was shared. L. Daley asked if it is possible to have a shared driveway? K. Lehtonen  
28 said he would be open to that so it is safer. J. Plourde thinks that is a good opportunity for both parties, it  
29 is a little tighter and it would be safer and improve access instead of it just being one driveway. J. Dargie  
30 asked if that can be made a condition of the decision? It looks like it would make sense for that abutter.

31  
32 M. Thornton indicated he is on the phone for tonight's meeting, as zoom will not allow him in, the only  
33 reason we cannot make it a condition of the decision is because the abutter is not involved. J. Plourde  
34 responded that he agrees but the two land owners can come up with a solution and present it to the Board.  
35 M. Thornton said the acute angle of turning is a safety issue. R. Costantino said that driveway already  
36 exists. J. Plourde said the only way the town has a say is if that existing driveway crosses into the other  
37 property but we do not have that information. J. Plourde does not feel comfortable making any decision  
38 without all of the information. M. Thornton agrees and said the ZBA can tell them what information we  
39 still need. K. Lehtonen asked what would need to be provided for that? L. Daley said the deed reference  
40 to it as an easement. K. Lehtonen said we have 10 feet of owned frontage. John Rohkey said he has  
41 10.10' of legal frontage on Ponemah Hill Road. J. Plourde asked if a sketch could be put together to  
42 show the two driveway entrances. J. Plourde asked if there were any further questions from Board mem-  
43 bers? A poll was taken: R. Costantino no; K. Lagro no, T. Steel no, M. Thornton no; J. Dargie no, J.  
44 Plourde no. J. Plourde opened the meeting to the public.

45  
46 Lisa Newberry, abutter, approves of the due diligence and the questions being asked. L. Newberry said  
47 they are willing to talk to K. Lehtonen about coming up with a good plan because the corner is crazy. J.  
48 Plourde thanked L. Newberry for that, noting it is the same goal and he appreciated your being open to  
49 discuss this with the applicant. There were no other public comments. The public portion of the meeting  
50 was closed. M. Thornton moved to continue this application to November 5, 2020 and that the ZBA be  
51 provided with the requested information in enough time for the Board to review the information and be  
52 provided additional information for the driveway. R. Costantino seconded. A poll was taken: M.

**MINUTES OF THE ZBA MEETING OCTOBER 1, 2020 VARIANCE CASE #2020-22  
SAN-KEN HOMES INC (CON'T) - VIA ZOOM**

1 Thornton yes; R. Costantino yes; T. Steel yes; K. Lagro yes; J. Plourde yes. This application was contin-  
2 ued to November 5, 2020.

3  
4 Deliberations: There were no deliberations this evening.

5  
6 Voting: There were no votes taken this evening.

7  
8 Meeting Minutes: There were no meeting minutes reviewed this evening.

9  
10  
11 Motion to Approve: \_\_\_\_\_

12  
13 Seconded: \_\_\_\_\_

14  
15 Signed: \_\_\_\_\_

16  
17 Date: \_\_\_\_\_

18  
19 **THE MINUTES OF CASE 2020-22 DATED 10/1/2020 WERE APPROVED**

**Town of Milford**  
**Zoning Board of Adjustment**  
**October 1, 2020**  
Case 2020-24  
San-Ken Homes Inc.  
Variance

**Present:** Jason Plourde, Chair  
Rob Costantino, Vice Chair  
Karin Lagro (Alternate)  
Paul Dargie, BOS Representative  
Tracy Steel  
Michael Thornton (arrived 7:10)  
Joan Dargie (Alternate)  
Lincoln Daley, Director of Community Development

**Absent:** Wade Campbell

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Chairman Plourde continued by stating that there were four cases to be heard tonight. He then proceeded to summarize the hearing process, rules, and procedures for Board Members, applicants and the general public.

**Case 2020-23**

Jason and Susan Clark, 28 Glenn Drive, Milford Tax Map 30, Lot 86-5 is seeking a Special Exception from the Milford Zoning Ordinance, Article V, Section 5.02.02.A.8 to the construction of a 150 s.f. addition to the existing single-family residence 4 feet within the 15 foot rear dimensional setback in the Residential 'A' Zoning District.

**MINUTES OF THE ZBA MEETING OCTOBER 1, 2020 SE CASE #2020-23 JASON CLARK - VIA ZOOM**

1 Jason Clark, applicant, explained the application before the ZBA is to add to the kitchen which results in  
2 encroachment into the 15' setback. J. Clark said we are at the end of the cul-de-sac and this addition  
3 would allow a reasonably sized kitchen. The details of the application and criteria were reviewed and  
4 there will be no tree removal. The addition will replace the existing kitchen; this will go about 4' into the  
5 setback, so it is 11' away from the property line and there will be no trees removed. J. Clark asked for  
6 questions from the Board.

7  
8 R. Costantino and T. Steel had no questions. L. Daley asked what is on the corner of the garage? J. Clark  
9 said that is a small shed with bikes stored inside that will be moved from where it is. J. Plourde opened  
10 the public portion of the meeting. J. Plourde asked if any abutters want to speak and to press \*9 if they  
11 wish to speak. L. Daley said there is no one waiting to speak. J. Plourde closed the public meeting and  
12 asked if the ZBA had further questions? A poll was taken: T. Steel no; R. Costantino; M. Thornton no; J.  
13 Plourde no. The Board entered deliberations.

14  
15 Deliberations: J. Plourde asked if board members would like to deliberate the criteria:

16 A-R. Costantino indicated that this is allowed in the ordinance under a Special Exception. M. Thornton  
17 said there is a reasonable the proportionate need.

18 B-K. Lagro said this is just adding to a single family residence and otherwise there is no change; T. Steel  
19 said yes the shape of the lots in the area and the position of the house make this desired to the homeown-  
20 er; R. Costantino said the kitchen is being opened up and this is a corner of the house so it is appropriate.

21 C-M. Thornton and T. Steel indicated this will not have any effect on the neighborhood; K. Lagro said it  
22 will not have an adverse effect on the area; R. Costantino initially had an issue with this and was looking  
23 for some buffer but the lots are small and this seems to be frequently done in this area. This is only one  
24 corner of the house that is going into the setback and has very little impact. M. Thornton said in other in-  
25 stances, the Planning Board and ZBA has asked the applicant to mitigate the impact in the setback. R.  
26 Costantino does not feel that is necessary since there is existing landscaping and gardens there. J. Plourde  
27 said that might be something to consider on other applications but not for this one.

28 D-T. Steel said this will not affect any traffic flow; K. Lagro added she sees no hazards; R. Costantino,  
29 M. Thornton and J. Plourde agree.

30 E-R. Costantino said yes; M. Thornton does not see anything that the inspector would not see that would  
31 affect any of the abutters; T. Steel agrees; K. Lagro agrees it is a small addition; J. Plourde agrees and  
32 said it will be consistent and to code.

33 J. Plourde noted the ZBA will now begin voting on this application.

34  
35 Voting:

36 A-R. Costantino yes; T. Steel yes; M. Thornton yes; K. Lagro yes; J. Plourde yes.

37 B-T. Steel yes; M. Thornton yes; K. Lagro yes; R. Costantino yes; J. Plourde yes.

38 C-M. Thornton yes; K. Lagro yes; R. Costantino yes; T. Steel yes; J. Plourde yes.

39 D-K. Lagro yes; R. Costantino yes; T. Steel yes; M. Thornton yes; J. Plourde yes.

40 E-R. Costantino yes; T. Steel yes; M. Thornton yes; K. Lagro yes; J. Plourde yes.

41 F-T. Steel yes; M. Thornton yes; K. Lagro yes; R. Costantino yes; J. Plourde yes.

42 G-M. Thornton yes; K. Lagro yes; R. Costantino yes; T. Steel yes; J. Plourde yes.

43  
44 R. Costantino moved to approve the Special Exception from the 15 foot setback for this addition. T. Steel  
45 seconded. A poll was taken: R. Costantino yes; T. Steel yes; M. Thornton yes; K. Lagro yes; J. Plourde  
46 yes.

47  
48 J. Plourde stated the ZBA has approved this Special Exception noting there is a 30-day appeal period dur-  
49 ing which the case can be appealed. J. Clark thanked the ZBA.

50  
51  
52  
53 Motion to Approve: \_\_\_\_\_

**MINUTES OF THE ZBA MEETING OCTOBER 1, 2020 SE CASE #2020-23 JASON CLARK - VIA ZOOM**

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Seconded: \_\_\_\_\_

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

**THE MINUTES OF CASE 2020-23 DATED 10/1/2020 WERE APPROVED**

**Town of Milford**  
**Zoning Board of Adjustment**  
**October 1, 2020**  
Case 2020-24  
San-Ken Homes Inc.  
Variance

**Present:** Jason Plourde, Chair  
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Paul Dargie, BOS Representative  
Tracy Steel  
Michael Thornton (arrived 7:10)  
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Chairman Plourde continued by stating that there were four cases to be heard tonight. He then proceeded to summarize the hearing process, rules, and procedures for Board Members, applicants and the general public.

**Case 2020-24**

San-Ken Homes, Inc. for the property located at Milford Tax 30, Lot 19 is seeking a VARIANCE from the Milford Zoning Ordinance, Article V, Section 5.02.4.A to permit the construction of a 7 unit condominium development and related site improvements on a lot of record with less than the minimum required frontage (100’) on a principle route of access on a Class V road or better in the Residential ‘A’ Zoning District.

**MINUTES OF THE ZBA MEETING OCTOBER 1, 2020 VAR CASE #2020-24 SAN-KEN HOMES - VIA ZOOM**

1 Deliberations: J. Plourde asked if board members would like to deliberate the criteria:  
2 A-R. Costantino indicated that this is allowed in the ordinance under a Special Exception. M. Thornton  
3 said there is a reasonable the proportionate need.  
4 B-K. Lagro said this is just adding to a single family residence and otherwise there is no change; T. Steel  
5 said yes the shape of the lots in the area and the position of the house make this desired to the homeown-  
6 er; R. Costantino said the kitchen is being opened up and this is a corner of the house so it is appropriate.  
7 C-M. Thornton and T. Steel indicated this will not have any effect on the neighborhood; K. Lagro said it  
8 will not have an adverse effect on the area; R. Costantino initially had an issue with this and was looking  
9 for some buffer but the lots are small and this seems to be frequently done in this area. This is only one  
10 corner of the house that is going into the setback and has very little impact. M. Thornton said in other in-  
11 stances, the Planning Board and ZBA has asked the applicant to mitigate the impact in the setback. R.  
12 Costantino does not feel that is necessary since there is existing landscaping and gardens there. J. Plourde  
13 said that might be something to consider on other applications but not for this one.  
14 D-T. Steel said this will not affect any traffic flow; K. Lagro added she sees no hazards; R. Costantino,  
15 M. Thornton and J. Plourde agree.  
16 E-R. Costantino said yes; M. Thornton does not see anything that the inspector would not see that would  
17 affect any of the abutters; T. Steel agrees; K. Lagro agrees it is a small addition; J. Plourde agrees and  
18 said it will be consistent and to code.  
19 J. Plourde noted the ZBA will now begin voting on this application.

20  
21 Voting:

22 A-R. Costantino yes; T. Steel yes; M. Thornton yes; K. Lagro yes; J. Plourde yes.  
23 B-T. Steel yes; M. Thornton yes; K. Lagro yes; R. Costantino yes; J. Plourde yes.  
24 C-M. Thornton yes; K. Lagro yes; R. Costantino yes; T. Steel yes; J. Plourde yes.  
25 D-K. Lagro yes; R. Costantino yes; T. Steel yes; M. Thornton yes; J. Plourde yes.  
26 E-R. Costantino yes; T. Steel yes; M. Thornton yes; K. Lagro yes; J. Plourde yes.  
27 F-T. Steel yes; M. Thornton yes; K. Lagro yes; R. Costantino yes; J. Plourde yes.  
28 G-M. Thornton yes; K. Lagro yes; R. Costantino yes; T. Steel yes; J. Plourde yes.

29  
30 R. Costantino moved to approve the Special Exception from the 15 foot setback for this addition. T. Steel  
31 seconded. A poll was taken: R. Costantino yes; T. Steel yes; M. Thornton yes; K. Lagro yes; J. Plourde  
32 yes.

33  
34 J. Plourde stated the ZBA has approved this Special Exception noting there is a 30-day appeal period dur-  
35 ing which the case can be appealed. J. Clark thanked the ZBA.

36  
37  
38  
39 Motion to Approve: \_\_\_\_\_

40  
41 Seconded: \_\_\_\_\_

42  
43 Signed: \_\_\_\_\_

44  
45 Date: \_\_\_\_\_

46  
47 **THE MINUTES OF CASE 2020-24 DATED 10/1/2020 WERE APPROVED**



**Town of Milford**  
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**October 1, 2020**  
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J. Plourde indicated that the two cases 2020-24 and 2020-25 are for the same property, Case 2020-24 is to allow a condominium development without the required frontage, but the multi-unit building has not been approved for this lot, which is Case 2020-25. J. Plourde asked the applicant if these could be talked about in reverse order, to talk about the multi-family application for a 7-unit condominium building (multi-family) first and if that is allowed then move into the frontage variance case 2020-24. R. Costantino and M. Thornton agreed that would be best. R. Costantino moved to hear Case 2020-25 before Case 2020-24, and to deliberate and vote on them separately. M.

**MINUTES OF THE ZBA MEETING OCTOBER 1, 2020 VAR CASE #2020-25 SAN-KEN HOMES MULTI-FAMILY - VIA ZOOM**

1 Thornton seconded. A poll was taken: T. Steel yes; K. Lagro yes; R. Costantino yes, M. Thornton yes; J. Plourde  
2 yes.

3 **Case 2020-25**

4  
5 San-Ken Homes, Inc. for the property located at Milford Tax 30, Lot 19 is seeking a VARIANCE from  
6 the Milford Zoning Ordinance, Article V, Sections 5.02.1 and 5.02.3 to permit the construction of a 7 unit  
7 condominium multi-family development on a property within the Residential 'A' District.

8  
9 K. Lehtonen explained this is a 5.96 acre lot and this is identified as the best use for this property. Town-  
10 houses were being considered as they would fit in nicely with the area. John Rokeh, engineer, said this is  
11 an almost 6 acre parcel that has been in this configuration since about 1936. The criteria were reviewed.  
12 J. Rohke said if we could put in a road, we could divide it into several lots. The cost of the homes in this  
13 area have smaller lot, there are existing muti-family homes in this Residence A district. These will be  
14 single story units. The water line will be upgraded on Nashua Street. This is a unique property in the  
15 neighborhood, for which the best use would be a condominium building which will provide more things  
16 than a single family residence would. Instead of subdividing this property, where everything would be  
17 maintained by different owners, this would be one single owner. At the site walk, the bounds were  
18 looked at. The driveway will be double width. These units will all be one floor units. There has been  
19 concern about not having guest parking. With a hammerhead turn around, it is designed to allow for visi-  
20 tor parking that will be discussed at the Planning Board level. There will be underground detention ponds  
21 which will drain and be controlled into the wetland after treatment. J. Rohke asked for questions.

22  
23 J. Dargie said the only way into the property is over an easement? J. Rohke answered there is 35' front-  
24 age on Wheeler Street. J. Dargie said is that the frontage? J. Rohke said the driveway will be 25' wide.  
25 L. Daley said the survey says it is 30.22'. J. Rohke said the driveway will be 20' wide to access the units.  
26 It is a driveway but it is wide enough to have two way traffic. J. Dargie asked will this be a town road? J.  
27 Rohke said it will be privately maintained. L. Daley said it will not be a public roadway. R. Costantino  
28 asked what is the distance between the driveway to the retaining wall in the back? J. Rohke said it is 70'  
29 to the retaining wall. R. Costantino asked the width of the land where the buildings are. J. Rohke said  
30 about 300' of buildable area. J. Dargie asked how wide Farley and Wheeler Streets are? She remembers  
31 them being pretty narrow. J. Dargie asked if we would be allowing 7 units with 30' of frontage? J.  
32 Plourde said one driveway, 20' wide to get private access to the seven units. J. Plourde does not have a  
33 problem with the driveway being 20' wide because that meets the regulations. J. Dargie said we have a  
34 requirement for density, so that density is reduced, a single family home would be fine, but putting 7 units  
35 on that location with a 20' wide driveway, she questions. J. Plourde and M. Thornton both agreed with J.  
36 Dargie, the main reason to enforce the frontage is because of density. J. Dargie said this is mostly wet-  
37 land and there is not much of this parcel that is buildable. M. Thornton said it is a large parcel, but only a  
38 small portion of it is buildable. L. Daley said the current plan shows that it is bi-sected by a large wetland  
39 area.

40  
41 K. Lehtonen said we considered developing between the Souhegan River and the wetland but decided to  
42 put the units closer to Wheeler Street. L. Daley said it was mentioned that subdivision was a possibility,  
43 can K. Lehtonen elaborate on that? Did you use the Residence B multi-family allowance on this? J.  
44 Rohke said he can subdivide this which would include making a town road for one single family home in  
45 this zone. L. Daley said the subdivision requirements include a 50' right of way. J. Rohke said yes, we  
46 would need a public road with several lots. L. Daley asked if there were alternatives to the density con-  
47 sidered? J. Rohke said he looked at seven units which is what was allowed in the calculation. If the  
48 Board feels that a lesser number would be better, we can take a look at it. M. Thornton asked if it is true  
49 there is only about a half-acre of buildable land? What is the minimum lot size and the parcel is very  
50 unique in its character that it would be difficult to approve anything. L. Daley said Residence A allows  
51 for 15,000 sf lots. M. Thornton wants to make sure it falls in our purview to grant relief. L. Daley said  
52 the ZBA purview is with multi-family use which is not allowed in the Residence A zone. M. Thornton

**MINUTES OF THE ZBA MEETING OCTOBER 1, 2020 VAR CASE #2020-25 SAN-KEN HOMES MULTI-FAMILY - VIA ZOOM**

1 said we are only answering the question of multi-family, part of the analysis is the response to the criteria  
2 and the impact to the neighborhood. L. Daley said the ZBA is not making that determination right now,  
3 we need additional analysis. J. Plourde said the application states the traffic would not have impact on  
4 the neighborhood. J. Rohke said based on the type of units, but a traffic study was not done. A trip gen-  
5 eration was not done. J. Plourde said for a 7-unit multi-family development, he wants to make sure that  
6 the traffic is considered, the traffic generated needs to be talked about. J. Plourde asked if the driveway  
7 regulations were looked at? J. Rohke said no. J. Plourde said that needs to be looked at because there is a  
8 requirement for use for apartment driveways. J. Plourde indicated part of the criteria is the impact on  
9 surrounding properties. J. Rohke believes that the surrounding lots will not be impacted. J. Plourde  
10 asked if there are any comparable uses in this area? J. Rohke said there is one duplex on Wheeler Street  
11 and another in the neighborhood.

12  
13 L. Daley suggested that the applicant provide a list of comparable houses in the neighborhood. J. Plourde  
14 said that information would be helpful. L. Daley offered to help to do that, he found about 6-7 multi-  
15 family houses in that area including Nashua Street. K. Lehtonen noted that this neighborhood is very dif-  
16 ferent from the Nashua Street side. J. Plourde said this discussion is only regarding the case for multi-  
17 family in a Residence A zone. The ZBA will be continuing the meeting so the applicant and abutters  
18 have an opportunity to comment at the next meeting.

19  
20 Natalie Curtis, abutter 8 Farley Street, is concerned with the impact to the traffic since is a very narrow  
21 road and people may need to park in the street. Adding a multi-family building makes it more concern-  
22 ing. J. Plourde read a letter from Natalie Curtis into the record.

23  
24 Deliberations: J. Plourde asked if board members would like to deliberate the criteria:

25 A-R. Costantino indicated that this is allowed in the ordinance under a Special Exception. M. Thornton  
26 said there is a reasonable the proportionate need.

27 B-K. Lagro said this is just adding to a single family residence and otherwise there is no change; T. Steel  
28 said yes the shape of the lots in the area and the position of the house make this desired to the homeown-  
29 er; R. Costantino said the kitchen is being opened up and this is a corner of the house so it is appropriate.

30 C-M. Thornton and T. Steel indicated this will not have any effect on the neighborhood; K. Lagro said it  
31 will not have an adverse effect on the area; R. Costantino initially had an issue with this and was looking  
32 for some buffer but the lots are small and this seems to be frequently done in this area. This is only one  
33 corner of the house that is going into the setback and has very little impact. M. Thornton said in other in-  
34 stances, the Planning Board and ZBA has asked the applicant to mitigate the impact in the setback. R.  
35 Costantino does not feel that is necessary since there is existing landscaping and gardens there. J. Plourde  
36 said that might be something to consider on other applications but not for this one.

37 D-T. Steel said this will not affect any traffic flow; K. Lagro added she sees no hazards; R. Costantino,  
38 M. Thornton and J. Plourde agree.

39 E-R. Costantino said yes; M. Thornton does not see anything that the inspector would not see that would  
40 affect any of the abutters; T. Steel agrees; K. Lagro agrees it is a small addition; J. Plourde agrees and  
41 said it will be consistent and to code.

42 J. Plourde noted the ZBA will now begin voting on this application.

43  
44 Voting:

45 A-R. Costantino yes; T. Steel yes; M. Thornton yes; K. Lagro yes; J. Plourde yes.

46 B-T. Steel yes; M. Thornton yes; K. Lagro yes; R. Costantino yes; J. Plourde yes.

47 C-M. Thornton yes; K. Lagro yes; R. Costantino yes; T. Steel yes; J. Plourde yes.

48 D-K. Lagro yes; R. Costantino yes; T. Steel yes; M. Thornton yes; J. Plourde yes.

49 E-R. Costantino yes; T. Steel yes; M. Thornton yes; K. Lagro yes; J. Plourde yes.

50 F-T. Steel yes; M. Thornton yes; K. Lagro yes; R. Costantino yes; J. Plourde yes.

51 G-M. Thornton yes; K. Lagro yes; R. Costantino yes; T. Steel yes; J. Plourde yes.

52

**MINUTES OF THE ZBA MEETING OCTOBER 1, 2020 VAR CASE #2020-25 SAN-KEN HOMES MULTI-FAMILY - VIA ZOOM**

1 R. Costantino moved to approve the Special Exception from the 15 foot setback for this addition. T. Steel  
2 seconded. A poll was taken: R. Costantino yes; T. Steel yes; M. Thornton yes; K. Lagro yes; J. Plourde  
3 yes.

4  
5 J. Plourde stated the ZBA has approved this Special Exception noting there is a 30-day appeal period dur-  
6 ing which the case can be appealed. J. Clark thanked the ZBA.

7  
8  
9

10 Motion to Approve: \_\_\_\_\_

11  
12 Seconded: \_\_\_\_\_

13  
14 Signed: \_\_\_\_\_

15  
16 Date: \_\_\_\_\_

17  
18 **THE MINUTES OF CASE 2020-24 DATED 10/1/2020 WERE APPROVED**