

**Town of Milford
Zoning Board of Adjustment
May 17, 2018
Case #2018-18
Amanda Adkins
Special Exception**

Present: Jason Plourde, Vice Chair
Joan Dargie
Rob Costantino
Karin Lagro, Alternate
Wade Scott Campbell, Alternate
Tracy Steel, Alternate
Robin Lunn, Zoning Administrator

Absent: Steven Bonczar, Chair
Michael Thornton
Laura Dudziak, Board of Selectmen Representative

Secretary: Peg Ouellette

Case #2018-18

Amanda Adkins, for the property located at 447 Osgood Rd., Milford Tax Map 46, Lot 32-4 in the Residential R District, is seeking a Special Exception of the Milford Zoning Ordinances per Article X, Section 10.02.6 to allow for an Accessory Dwelling Unit in an existing single family dwelling.

APPROVED July 19, 2018

Jason Plourde, Acting as Chair, opened the meeting and introduced the Board members. Two regular members were absent, so Alternate W. Campbell and Alternate Karin Lagro were seated as voting members without objection. Tracy Steel, Alternate, would take part in asking questions of the applicant and audience, but not take part in the deliberations. He informed all of the procedures of the Board. He read the notice of hearing and invited the applicant to present her case.

Amanda Adkins came forward.

J. Plourde asked her to explain what she wanted. She brought a floor plan and distributed copies to the Bd. members.

J.Plourde said the floor plan should be labeled Exhibit 1.

A. Adkins said she was seeking a special exception under 10.02.6 for an ADU for her parents. She briefly summarized the requirements. Only asking for one ADU in the basement. Principal dwelling unit occupied by her and husband. Size as seen on plan was 733.75 SF, under the 750 SF maximum. One bedroom, so it complied. No additional curb cuts. Nothing happening to the exterior. It was connected with a 32" width door from the garage. She explained the layout of the doors. It was already located in existing single family dwelling. House was not nonconforming. Building permit on file so all applicable building, health, fire and safety will be met. They had an already approved 4 bedroom septic design. They had three bedrooms already. One in the basement will be the fourth.

J. Plourde was glad she addressed the building permit.

R Costantino asked about parking.

A. Adkins said there was a 2-car attached garage with two additional spaces outside the garage. Two additional that come in from the street. Driveway was very long. They abut the big open lot next to Mullen Rd. which they occasionally used for parties, etc. Plenty of off-street parking. Never had to have parking on the street. Probably enough if they wanted to fill the driveway for 15 cars but for every day use enough room for 6 to 8 cars.

J. Plourde asked for any other questions from the Bd. for the applicant. None. He opened up the meeting for public comment. None. He closed public comment and moved on to deliberations. Any thoughts?

J. Dargie said it met requirements for the doors, square footage.

J. Plourde said it had common access to the garage.

J. Dargie said there was no change to the outside.

R. Costantino said there was no impact to the neighborhood. Plenty of parking. Large lots with plenty of space between.

K. Lagro said it looked like everything was addressed. Very thorough.

J. Plourde agreed. and asked for any other thoughts. None.

J. Plourde moved on to vote on the Special Exception:

VOTE: On Special Exception:

1. Is the Special Exception allowed by the ordinance?

K. Lagro – yes

W. Campbell – yes

J. Dargie – yes

R. Costantino – yes

J. Plourde - yes

2. Are all the specified conditions present under which the Special Exception may be granted?

R. Costantino – yes

J. Dargie – yes

W. Campbell – yes

K. Lagro - yes

J. Plourde – yes

J. Plourde said due to the voting the criteria for special exception were satisfied and the application was unanimously approved. He reminded applicants of the 30-day appeal period.

There being no further business, J. Plourde asked for motion to adjourn.

J. Dargie moved to adjourn.
R. Costanino seconded.
All in favor.
Meeting adjourned at 7:45 p.m.