

**Town of Milford**  
**Zoning Board of Adjustment**  
**July 16, 2020**  
Case 2020-16  
Ian and Rachel DeChane  
Special Exception

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

**Absent:** Wade Campbell  
Joan Dargie

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:

- a) Providing public access to the meeting by telephone, with additional access possibilities by video or other electronic means.
- b) Providing public notice of the necessary information for accessing the meeting.
- c) Providing a mechanism for the public to alert the public body during the meeting if there are problems with access.
- 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 in the Community Development conference room at Town Hall adjacent to Lincoln Daley's office; Rob Costantino at home alone, T. Steel at home alone, K. Lagro at home alone, M. Thornton 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.

Chairman Plourde continued by stating that there were four new cases to be heard, with no old cases and minutes of June 4 and June 18, 2020 for review. He then proceeded to summarize the hearing process, rules, and procedures for Board Members, applicants, and the general public. M. Thornton moved to review the minutes of June 4 and June 18, 2020 at the end of tonight's meeting. R. Costantino seconded. A poll was taken: M. Thornton yes; R. Costantino yes; T. Steel yes, K. Lagro yes, J. Plourde yes. Motion passed.

**Case 2020-16**

Ian and Rachel DeChane, 387 Savage Road, Milford Tax Map 40, Lot 12 is seeking a SPECIAL EXCEPTION from the Milford Zoning Ordinance, Article X, Section 10.2.6 to allow the construction of

**MINUTES OF THE ZBA MEETING JULY 16, 2020 SPECIAL EXCEPTION CASE  
#2020-16 DECHANE - VIA ZOOM**

1 a 366 square foot accessory dwelling unit addition to an existing single-family residence in the Residen-  
2 tial "R" district.

3  
4 Ian and Rachel DeChane were present via Zoom; J. Plourde asked that the applicants explain what it is  
5 they are applying for. I. Dechane explained they are hoping to put on an addition to their home to have  
6 his parents move up from Lawrence Mass to get them out of a two story home into a one level home and  
7 keep them safe. The plan is to use and flip the two rooms to make them into one room. He wants to keep  
8 a good relationship with his parents by having them there with a bedroom, their own bathroom and a  
9 kitchen. J. Plourde asked for questions from the Board. R. Costantino asked about the small addition on  
10 to the existing house, does that face Savage Road? I. DeChane said that it does, it continues the existing  
11 wall toward the road and there is a door going to the outside for access. L. Daley showed a rough plan of  
12 the 30' setback from the road and the required maintenance. M. Thornton said this is a 366 sf addition  
13 but it is really a division of the existing floor space plus an addition. M. Thornton asked if they are keep-  
14 ing the bedroom and bathroom and adding a new section of 366'. L. Daley drew a line around the ADU  
15 space. J. Plourde asked for any questions from Board members. K. Lagro had no questions. T. Steel had  
16 no questions but stated she is a neighbor with the applicant. Seeing no further questions, J. Plourde said  
17 this application meets the minimum requirements and the Board should enter discussions.

18  
19 1-R. Costantino indicated this is similar to other ADUs; T. Steel, K. Lagro agreed with R. Costantino.  
20 M. Thornton and J. Plourde also agreed.

21 2-Is this is owner occupied? L. Daley said it is; M. Thornton indicated this is appropriate for this use; T.  
22 Steel and K. Lagro agreed, R. Costantino and J. Plourde agreed.

23 3-T. Steel said this will not affect the abutters; K. Lagro, R. Costantino said there is no impact; T.  
24 Thornton and J. Plourde agreed.

25 4-R. Costantino stated there is only one bedroom in the ADU and will have no impact to any pedestrian  
26 or vehicular traffic; M. Thornton, K. Lagro, T. Steel and J. Plourde all agreed.

27 5-R. Costantino said this is a proper use; M. Thornton, K. Lagro, T. Steel, J. Plourde all agreed.

28 6-R. Costantino said one internal door must have a minimum of 35" in width which this does.

29 7-K. Lagro indicated this is located in a single family residence

30 8-M. Thornton stated this property is in conformance

31 9-T. Steel said this meets all local and state requirements

32 10-K. Lagro said there is septic and water that meets the requirements

33  
34 J. Plourde opened the meeting up to the public, stating to please dial in if you have anything to add or any  
35 questions about this application, dial \*9. L. Daley said there was not anybody in the waiting room to  
36 speak. J. Plourde asked again if any members of the public wished to speak, and to dial \*9 if you wish to  
37 speak. Seeing none, J. Plourde closed the public meeting.

38  
39 Deliberations:

40  
41 J. Plourde said for a Special Exception for an Accessory Dwelling Unit (ADU), are there any additional  
42 questions from the Board? R. Costantino said it appears there is adequate off street parking. This will  
43 not alter the character of the existing house or neighborhood. J. Plourde asked if there is anything to  
44 add? A poll was taken: M. Thornton no; K. Lagro no; T. Steel no; R. Costantino no, J. Plourde no.

45  
46 This use is similar and is allowed and in an appropriate location, it is in the front of the house but not  
47 within the setback and is a thoughtful use of the existing house. It does not negatively affect the abutters  
48 and there is no impact to the neighbors. There is no nuisance or hazard, this is only adding one bed-  
49 room. There are adequate facilities, sewer and water, and no additional bedrooms. M. Thornton has no  
50 issues with this design. K. Lagro indicated this is very well thought out.

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#2020-16 DECHANE – VIA ZOOM**

Voting: the ZBA voted on the Special Exception 10.2.1:

- A. R. Costantino yes; T. Steel yes; M. Thornton yes; K. Lagro yes; J. Plourde yes
- B. K. Lagro yes; M. Thornton yes; T. Steel yes; R. Costantino yes; J. Plourde yes.
- C. M. Thornton yes; K. Lagro yes; R. Costantino yes, T. Steel yes; J. Plourde yes
- D. K. Lagro yes; M. Thornton yes; T. Steel yes; R. Costantino yes, J. Plourde yes
- E. R. Costantino yes; T. Steel yes; M. Thornton yes; K. Lagro yes; J. Plourde yes

Voting: The ZBA voted on Special Exception for ADU 10.2.6

- 1- K. Lagro yes; R. Costantino yes; T. Steel yes; M. Thornton yes, J. Plourde yes.
- 2- R. Costantino yes; T. Steel yes; M. Thornton yes; K. Lagro yes; J. Plourde yes
- 3- T. Steel yes; M. Thornton yes; K. Lagro yes; R. Costantino yes; J. Plourde yes
- 4- M. Thornton yes; K. Lagro yes; R. Costantino yes; T. Steel yes; J. Plourde yes
- 5- M. Thornton yes, K. Lagro yes; R. Costantino yes; T. Steel yes; J. Plourde yes

Is the Special Exception allowed by the Ordinance? R. Costantino yes; T. Steel yes; K. Lagro yes; M. Thornton yes; J. Plourde yes.

Are all the specified conditions present under which the Special Exception may be granted? R. Costantino yes; M. Thornton yes; K. Lagro yes, T. Steel yes; J. Plourde yes.

T. Steel moved to grant Special Exception 2020-16. K. Lagro seconded. A roll call was taken: R. Costantino yes; K. Lagro yes; M. Thornton yes; T. Steel yes; J. Plourde yes.

Chair J. Plourde stated that the criteria of Special Exception have been satisfied and Case 2020-16 has been approved; there is a 30 day appeal process, end date for that is August 16, 2020. J. Plourde thanked the applicant for attending this ZBA virtual meeting.

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

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

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

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

**THE MINUTES OF 2020-16 DATED 7/16/2020 WERE APPROVED 9/17/2020**