

**Town of Milford
Zoning Board of Adjustment
September 19, 2019
Case #2019-21
Paul and Patti Ann Lamos
Special Exception**

Present: Joan Dargie, Vice Chair
Michael Thornton
Rob Costantino
Tracy Steel
Karin Lagro, Alternate

Paul Dargie, Board of Selectmen Representative
Lincoln Daley, Director of Community Development

Absent: Steve Bonczar, Chair
Wade Scott Campbell, Alternate

Secretary: Peg Ouellette

Paul and Patti Ann Lamos, Tax Map 47, Lot 27-14, 40 Ashley Drive, Milford, NH, Special Exception
Application pursuant to the Milford Zoning Ordinances, Article X, Section 10.02.6 to allow the
construction of a two bedroom, 692 square foot Accessory Dwelling Unit addition to the existing single-
family residence in the Residential "R" District.

ZBA APPROVED MINUTES OF LIAMOS CASE #2019-21 ON 9/19/19

1 J. Dargie, Vice Chair acting as Chair, opened the meeting. She informed all of the procedures of the
2 Board. She stated that there were four cases on the agenda but expected they would be able to hear all of
3 them. She then introduced the Board members. K. Lagro, Alternate, was seated as a voting member.
4

5 J. Dargie read the notice of hearing into the record.
6

7 Patti Lamos came forward, representing herself and Paul Lamos who had to be out of town.
8

9 P. Lamos stated they wanted to build an Accessory Dwelling Unit (ADU) above a garage (carport) for
10 their parents who were disabled. The ADU would be less than 750 square feet maximum allowed and be
11 connected to the house by a door on the second floor. Parking under the carport. The ADU would
12 contain two bedrooms, one bathroom, and kitchen.
13

14 R. Costantino said it looked like the ADU was within the setback.
15

16 P. Lamos said it was.
17

18 R. Costantino asked if she spoke to her neighbor.
19

20 P. Lamos said yes, Frank was fine with everything.
21

22 J. Dargie said they had a letter from the condo association about the shared septic system saying it could
23 handle it.
24

25 J. Dargie asked for any other questions from the Board. None. She said an ADU was allowed by law as
26 long as it was under 750 SF and which had at least a kitchen and bedroom and a was owner occupied.
27

28 P. Lamos it would be owner occupied and have a common wall.
29

30 R. Costantino said ADU meant Accessory Dwelling Unit, for those who might not know.
31

32 L. Daley asked P. Lamos to describe the architectural style. Would it be the same as the existing home?
33

34 P. Lamos said she brought in plans with the proposed front elevation and pictures of the existing area
35 next to the garage.
36

37 L. Daley asked for that to be part of the record as Exhibit 1 and Exhibit 2. He knew she was on the
38 community septic system. What about water?
39

40 P. Lamos said they were on town water, Pennichuck.
41

42 J. Dargie asked for any more questions from the Board.
43

44 K. Lagro asked about parking.
45

46 P. Lamos said they had two cars in the existing.
47

48 J. Dargie opened the meeting for public comment. None.
49

50 K. Lagro said it was pretty straightforward.
51

1 J. Dargie asked if there was anything else.

2 M. Thornton said it appeared to meet all the requirements.

4 J. Dargie proceeded to discussion of the criteria for special exception.

6 J. Dargie asked if they thought the proposed special exception was allowed by the ordinance.

8 R. Costantino said yes.

10 M. Thornton said yes.

12 J. Dargie asked if all the specified conditions were present under which the Special Exception could be granted.

15 R. Costantino said yes. It was similar, location was appropriate. It didn't adversely affect the adjacent area. No nuisance or pedestrian hazard.

18 M. Thornton said no change from the existing house.

20 R. Costantino said facilities were adequate for what they were proposing. He believed it met all the Special Exception requirements. No other comment.

23 L. Daley suggested, in addition to the discussion, referring to page 235 with the five requirements the Board may consider.

26 J. Dargie said that was what R. Costantino said.

28 L. Daley wanted to be sure it was considered for the record. #2 on page 235.

30 J. Dargie referred to Special Exception – the proposed use must be similar to those in the district?

32 L. Daley quoted "The ADU must be developed in a manner which does not alter the character."

34 J. Dargie went through the ADU criteria with the Board.

36 1. The ADU must be developed in a manner which does not alter the character or appearance of the principal use as a single-family residence. All members said yes.

39 2. The ADU is secondary and accessory to the principal dwelling. All members said yes.

41 3. Not impair the residential character of the premises nor the reasonable use, enjoyment and value of other property in the neighborhood. All agreed.

44 4. Adequate off-street parking. All agreed.

46 5. Any necessary additional entrances or exits. All agreed.

49 J. Dargie moved on to vote on the Special Exception:

VOTE: On Special Exception:

1. Is the Special Exception allowed by the ordinance?

M. Thornton – yes

T. Steel – yes

R. Costantino – yes

K. Lagro – yes

J. Dargie - yes

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

T. Steel – yes

K. Lagro – yes

R. Costantino – yes

M. Thornton - yes

J. Dargie – yes

J. Dargie said the request for Special Exception was granted and reminded the applicant of the thirty-day appeal period.