

**Town of Milford
Zoning Board of Adjustment
January 18, 2018
San-Ken Homes, Inc.
Special Exception**

Present: Steven Bonczar, Chair
J. Plourde, Vice Chair
Joan Dargie
Rob Costantino
Wade Scott Campbell, Alternate
Tracy Steel, Alternate
Robin Lunn, Zoning Administrator

Absent: Michael Thornton
Karin Lagro, Alternate
Laura Dudziak, Board of Selectmen Representative

Secretary: Peg Ouellette

Case #2018-02

San-Ken Homes, Inc., for property located at 130 Boynton Hill Road, Milford, NH, Tax Map 45, Lot 3-8, in the Residential R district, is seeking a Special Exception of the Milford Zoning Ordinances per Article V, Section 5.04.2.A.15 to allow a 750 square foot Accessory Dwelling Unit in a new single family residence.

APPROVED March 1, 2018

Steve Bonczar, Chair, opened the meeting and introduced the Board members. He informed all of the procedures of the Board. Since there was a full agenda, he stated the Board's rules allowed for adjournment at 10 p.m. Any cases not completed or heard would be continued or tabled to the next regularly scheduled meeting with no additional notice to applicants or abutters. One regular Board member being absent, it was suggested by S. Bonczar to seat Tracy Steel as a voting alternate for this case, seconded by J. Plourde. Wade Scott Campbell was present as a non-voting alternate; he could participate in the deliberation but not vote.

S. Bonczar read the notice of hearing and invited the applicants to come forward and explain what they wanted to do.

51 Kenny Lehtonen of San-Ken Homes came forward, saying he was hired by a client to build a custom
52 home. Client's parents were getting elderly. Building ranch with a full daylight basement with an in-law
53 apartment in the basement.
54 S. Bonczar asked if it was new construction, accessed by the family room in the main house.
55 K. Lehtonen said that was correct.
56 S. Bonczar said the family room was downstairs. Accessed by staircase up to the main area.
57 K. Lehtonen said there was a full slider for access to the ground level into the living room.
58 J. Plourde asked, if that was D03 (on the plan).
59 K. Lehtonen said yes.
60 S. Bonczar said no entry and exit visible from the front, assuming because it was in the ground.
61 K. Lehtonen said no difference seen from the road, with exception of the mother's car being there.
62 S. Bonczar said based on note from administrative review, application seemed to meet all criteria for
63 ADU in the checklist. This was straightforward. Application quite complete.
64 J. Plourde, reading criteria from Sec. 10.02.6.A.1.f on requirement for a common interior access between
65 the principal dwelling and the attached ADU consisting of connector a minimum 36 inches in width or
66 doorway a minimum of 32 inches in width, asked if width at least 32 inches (D11 on plan)?
67 K. Lehtonen said it was 32 inches.
68 J. Plourde said he was good with that.
69 J. Dargie asked if it wouldn't be considered a family room.
70 J. Plourde said family room was for main house.
71 K. Lehtonen said that was divider between door D11 and family room for the main house.
72 S. Bonczar pointed out ADU. D11 was the actual connector between. In other words, they have a
73 basement family room.
74 J. Dargie said she was looking at D10. It was the hallway leading to the ADU.
75 S. Bonczar asked for any further questions. None. He opened public comment. None. There being no
76 other questions from the Board, he closed public comment.
77 S. Bonczar said he looked at all criteria for ADU and compared it to application. Didn't see anything the
78 applicant didn't meet. All other members agreed.
79 S. Bonczar moved on to vote.
80

81 **VOTE: On Special Exception:**

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83 **1. Is the Special Exception allowed by the ordinance?**

84
85 **T. Steel – yes**

86 **J. Plourde – yes**

87 **R. Costantino – yes**

88 **J. Dargie – yes**

89 **S. Bonczar – yes**

90
91
92 **2. Are all the specified conditions present under which the Special Exception may be**
93 **granted?**

94
95 **R. Costantino – yes**

96 **J. Dargie – yes**

97 **J. Plourde – yes**

98 **T. Steel - yes**

99 **S. Bonczar - yes**

100

101 S. Bonczar said the application was unanimously approved and reminded applicant of the 30-day appeal
102 period.