

**Town of Milford
Zoning Board of Adjustment
August 1, 2019
Case #2019-17
San-Ken Homes, Inc.
Special Exception**

Present: Steve Bonczar, Chair
Rob Costantino
Michael Thornton
Wade Scott Campbell, Alternate
Karin Lagro, Alternate

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

Absent: Joan Dargie, Vice Chair
Tracy Steel

Secretary: Peg Ouellette

ZBA MINUTES OF 8/1/19 APPROVED AT 10/17/19 ZBA MEETING

Steve Bonczar, Chair, opened the meeting and introduced the Board members. He informed all of the procedures of the Board. He read the notice of hearing and invited the applicant to present the case.

Ken Lehtonen II, Vice President of San-Ken Homes came forward. He was contractor under contract to build a home and owner would like to finish off an in-law apartment for her mother and father.

S. Bonczar asked if it would be in the basement.

K. Lehtonen said in a daylight basement.

M. Thornton asked about room for an egress window.

K. Lehtonen said yes.

M. Thornton asked if it was a sliding glass door.

K. Lehtonen said yes and referred to last page.

After some discussion between Board members, it was determined which picture it was.

K. Lehtonen said if you came up the drive there would be a fork in the driveway.

L. Daley asked how big the ADU would be.

K. Lehtonen said 743 SF.

S. Bonczar said under the 750 allowed. It had access to the upstairs.

K. Lehtonen said yes.

S. Bonczar said that was required. He assumed L. Daley went through all the checkboxes.

L. Daley said yes.

K. Lehtonen said he did one a year or so ago.

R. Costantino he went through all the applicant's comments. Had no issue.

M. Thornton agreed.

S. Bonczar said L. Daley reviewed everything and wrote all the requirements for an ADU.

K. Lagro said the septic was adequate.

S. Bonczar said in this case it was easier on a new build. He asked for comments from the public. None. He asked for questions from the Board. None. He closed public comment and moved on to discussion of the special exception criteria.

1. Was the proposed use similar to those permitted in the District?

R. Costantino said yes.

M. Thornton said yes.

All others agreed

2. Was the specific site an appropriate location for the proposed use?

R. Costantino said it was new construction.

M. Thornton said it was entirely within the existing

S. Bonczar said it was within the criteria.

3. Would the use as developed not adversely affect the adjacent area?

S. Bonczar said there was no visibility except for the fork in the driveway.

4. There will be no nuisance or serious hazard to vehicles or pedestrians.

M. Thornton said no.

R. Costantino said no.

K. Lagro said no.

S. Bonczar said no.

5. Adequate appropriate facilities will be provided for the proper operation of the proposed use.

R. Costantino said they were building all that in the construction.

S. Bonczar said the review by L. Daley at the office showed they checked all the boxes off.

VOTE: On Special Exception:

1. Is the Special Exception allowed by the ordinance?

K. Lagro – yes

W. Campbell – yes

R. Costantino – yes

M. Thornton – yes

S. Bonczar – yes

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

R. Costantino – yes

K. Lagro – yes

M. Thornton – yes

W. Campbell - yes

S. Bonczar - yes

S. Bonczar said, based on the vote, the criteria for special exception had been satisfied. The application was unanimously approved.