



TOWN OF
BROOKLINE, NEW HAMPSHIRE
ZONING BOARD OF ADJUSTMENT

P.O. BOX 360 – 1 Main Street
BROOKLINE, NH 03033-0360

Telephone (603) 673-8855
Fax (603) 673-8136

<http://www.brookline.nh.us>

BOARD OF ADJUSTMENT
MINUTES

Wednesday, August 9, 2017
7:30pm

Present: George Foley, Chairman
Peter Cook, Vice Chairman
Webb Scales, Member, Clerk
Marcia Farwell, Member
Jill Adams, Alternate (Voting for Kevin)

Absent: Kevin Visnaskas, Member and Charlotte Pogue, Alternate

George asked Jill to vote for Kevin. **Jill** Agreed.

Case 406

In attendance for this case Nicole and Gerrell Smith.

George read the hearing notice “Notice is hereby given that a hearing will be held at or about 7:30pm on Wednesday, August 9, 2017 in the Town Hall meeting room. Applicants Nicole & Gerrell Smith are requesting a Special Exception under Section 2000 of the Brookline Zoning Ordinance to allow an addition to be constructed for an Accessory Dwelling Unit. Lot F-59 is located at 42 Rocky Pond Road consisting of 1.7 acres.”

George asked if fees have been paid and abutters have been notified. **Kristen** said yes they have.

Nicole said the goal is to build an addition that will be an in law apartment for her mother. This will give her her own living space. This will be attached to the home with a door to access it. It will be under 1,000 square feet as required by the Ordinance. They have met all the requirements from the Ordinance. **Marcia** asked if the garage is already existing. **Gerrell** said it is yes it is. The garage is attached to the home, and the addition will be on the other side of the home. This will have a full basement that will only be used as storage. **Peter** said this will be a 24x24 addition. **Nicole** said that is correct. **Webb** asked if the homeowners had received the comments from the Fire Department and the Building Inspector. **Nicole** said she has not yet seen them. The Board handed them a copy. The comments from the Fire Department were about the location of the egresses. **Marcia** said this in-law apartment will be 484 square feet. **Nicole** said yes it will be. **Marcia** asked about the septic system. **Gerrell** said they had the replaced septic system and it is large enough to accommodate this extra

bedroom. Webb said he interprets the notes from the plans as having been approved by the Fire Department and the Building Inspector.

Peter made a motion that the Board finds that the use of the accessory dwelling unit is secondary and accessory to that of the structure in which the accessory dwelling unit is contained or to which it is attached (Section 2005 a) and that the accessory dwelling unit is developed in a manner which does not alter the character or appearance of the principal dwelling unit as a single-family residence (Section 2005 b). Webb seconded. Vote yes 5-0.

Marcia made a motion to grant the request for the Special Exception to allow an addition to be constructed for an accessory dwelling unit on lot F-59 located at 42 Rocky Pond Road consisting of 1.7 acres according to the tax card. Jill seconded. Vote yes 5-0.

Minutes

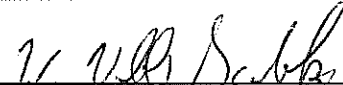
Webb made a motion to approve the minutes of July 12, 2017. Peter seconded. Vote yes 5-0

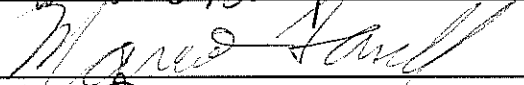
Adjourn

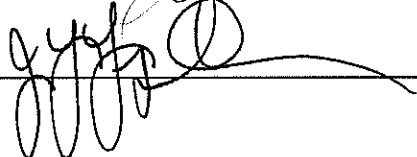
Peter made a motion to adjourn at 8:00 pm. Marcia seconded. Vote yes 5-0.

George Foley, Chairman, 

Peter Cook, Vice-Chairman, 

Webb Scales, Member, Clerk, 

Marcia Farwell, Member, 

Jill Adams, Alternate, 

Minutes submitted by Kristen Austin