



**TOWN OF
BROOKLINE, NEW HAMPSHIRE
ZONING BOARD OF ADJUSTMENT**

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**BOARD OF ADJUSTMENT
MINUTES
Wednesday, February 13, 2019
7:30pm**

Present: George Foley, Chairman
Peter Cook, Vice Chairman
Webb Scales, Member, Clerk
Kevin Visnaskas, Member

Absent: Marcia Farwell, Member, Charlotte Pogue, Alternate, and Jill Adams, Alternate
George asked Jill to vote for Marcia. Jill Agreed.
George asked Charlotte to vote for Peter. Charlotte agreed.

Case 414

In attendance for this case Brittany MacFarland & Christopher Henchey.

George read the hearing notice: "Applicants Brittany MacFarland & Christopher Henchey are requesting a Special Exception under Brookline Zoning Ordinance Section 2000 to allow an accessory dwelling unit to be located in the hanger on their Lot E-3-6 located at 16 Pigeon Hill Road consisting of 2.162 acres."

George stated they are entitled to a five member Board and they have only provided four members. If you wish to go on and are denied for this Special Exception it is not grounds for a rehearing. Do you wish to go ahead with this case or do you wish to continue to another night. Brittany said she would like to move on with the hearing.

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

George stated that the application was complete but they didn't have any comments from the Building Inspector. The Building Inspector needs to review this application and make sure it meets section 2002 of the Zoning Ordinances before the Board reviews the Application. Webb said he would be willing to make that a condition of approval. The Board agreed. George said they have two thing they will need to find in order to grant the Special Exception. Zoning Ordinance Section 2005.00:

- a. 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.
- b. 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.

Brittany said they would like to make the second floor of the already existing Hangar on their lot into an accessory dwelling unit. This would be a secondary used for this building. **Peter** said they don't deal with hangars often. **Webb** asked how many planes they can fit in the hangar. **Brittany** said 4 or 5 planes. **Brittany** said this hangar already has plumbing and they use the upstairs to store stuff at the moment. **Webb** said so there will be no external change made at all to this lot. **Brittany** said no they have no plan to alter the exterior of this building. **Webb made a finding that the proposed accessory dwelling unit is in fact secondary and accessory to that of the structure in which the accessory dwelling unit is proposed. Peter seconded. Vote yes 4-0**

Webb made a finding that the proposed accessory dwelling unit is developed in a manner which maintains the appearance of the property will not change the character of the property. Peter seconded. Vote yes 4-0.

Webb made a motion that the Board grant the application for a Special Exception from Section 2005 of the Brookline Zoning Ordinance to allow an accessory dwelling unit to be located in the hangar on their lot E-3-6 located at 16 Pigeon Hill Road consisting of 2.162 acres contingent upon the approval of the plans by the Building Inspector and the Fire Department. Kevin seconded. Vote yes 4-0.

Appoint Reappoint Members / Alternates

Webb made a motion to reappoint Marcia as a full member of the Zoning Board of Adjustment with a term expiring in March 2022. Kevin seconded. Vote yes 4-0.

Minutes

Minutes to be approved at the next meeting.

Adjourn

Peter made a motion to adjourn at 8:12 pm. Webb seconded. Vote yes 4-0.

George W Foley III, Chairman, _____

Peter Cook, Vice-Chairman, _____

Webb Scales, Member, Clerk, _____

Kevin Visnaskas, Member, _____

Minutes submitted by Kristen Austin