



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, October 2, 2019
7:30pm

Present: George Foley, Chairman
Peter Cook, Vice Chairman
Webb Scales, Member, Clerk
Kevin Visnaskas, Member
Charlotte Pogue, Alternate, Voting for Marcia
Absent: Marcia Farwell, Member and Jill Adams, Alternate

George asked Charlotte to vote for Marcia. Charlotte Agreed.

Case 419

George read the hearing notice "Applicants Michael Wenrich & Danielle Christians are requesting a Special Exception under Brookline Zoning Ordinance Section 2600.00 (a) allowing a temporary, non-conforming, "tiny house" residence for the period of time that their current conforming residence is torn down and a new conforming residence is planned and built on Lot E-32 located at 16 Dupaw Gould Road consisting of 2.434 acres." George said abutter have been notified and fees were waived at the last meeting by the Zoning Board of Adjustment. Mike said the house they are living in now needs to be demoed and they would like to build a tiny house on their lot to live in while they demo the existing house and rebuild. Charlotte asked if this will be on wheels. Mike said yes it will be. Charlotte asked if they are renting this building from someone. Mike said he will be building it. Peter said the notice doesn't state that the Special Exception is good for one year. Webb said the Zoning Ordinance section 2600.00 (A) states there is a period of one year.

Brookline Zoning Ordinance Section 2600.00(a) states:

"2600.00 BOARD OF ADJUSTMENT

The Selectboard shall make appointments to a Board of Adjustment of five members conforming in duties to the provisions of Chapter 674:33 of the NH RSA as amended. Thereafter as terms expire or vacancies occur, the Selectboard shall be responsible for filling vacancies and maintaining full membership on the Board of Adjustment. The Board of Adjustment here provided shall conform in membership and terms of office to the provisions of Chapter 673:5 of the NH RSA as amended. In addition to the general powers granted, the Board of Adjustment by Chapter 673:5 of the NH RSA, may, in harmony with and subject to its provisions:

ZBA Minutes
October 2, 2019

- a. Permit a non-conforming temporary use for an initial period of not more than one year. A permit may be renewed by the Board of Adjustment for a period of not more than one year at a time."

Webb said he assumes the Building Inspector will be involved in some way. Mike said yes when he hooks up power and septic. Mike said when he asked the Building Inspector and told him it was like he was building an RV. Webb said they just have to figure out when to start the clock he believes it should be when the power and septic is hooked up. He is not sure if this would require a CO to be issued. The Board agreed. Webb made a motion to Grant the Special Exception under Brookline Zoning Ordinance section 2600.00 (a) allowing a temporary, non-conforming, "tiny house" residence while their current conforming residence is torn down and a new conforming residence is built. This Special Exemption is granted for one year commencing with the hook up of utilities to the "tiny house" or upon the issuance of a CO which ever one comes first. This is for Lot E-32 located at 16 Dupaw Gould Road consisting of 2.434 acres. Peter seconded. Vote yes 5-0.

Adjourn

Kevin made a motion to adjourn at 8:15 pm. Peter seconded. Vote yes 5-0.

George W Foley III, Chairman, _____

Peter Cook, Vice-Chairman, _____

Webb Scales, Member, Clerk, _____

Kevin Visnaskas, Member, _____

Charlotte Pogue, Alternate _____

Minutes submitted by Kristen Austin.