



TOWN OF
BROOKLINE, NEW HAMPSHIRE
ZONING BOARD OF ADJUSTMENT

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**BOARD OF ADJUSTMENT
MINUTES**

**Wednesday June 14, 2023
7:30pm**

Present: **Peter Cook, Chairman**
 Archer Batcheller, Vice Chairman
 Webb Scales, Member, Clerk
 Dan Marcek Jr., Member
 Marcia Farwell, Member

Absent: **Dave Partridge, Alternate and Charlotte Pogue, Alternate**

Peter read the rules of the hybrid meeting.

- Any meeting attendees participating via Zoom are asked to activate the “mute” function until called upon by the chair.
- Meeting attendees via Zoom must use the “raise hand” function under the “reactions” tab to participate in the meeting – and will be permitted to comment once and if called upon by the chair.
- Anyone providing comments during the meeting must first identify their name and address.
- The “chat” function for Zoom participants will be disabled by the meeting administrator or otherwise not addressed; “chat” items will not be part of the public meeting/record.
- Meeting attendees via Zoom will not be listed as attendees in the minutes (except Board members)
- The meeting’s physical location is the official meeting room. Should technical difficulties arise with the remote portion, the meeting will continue at the physical location.

Case 450

Peter read the hearing motion:

“Applicants Hubert & Justyna Kosakowski are requesting a Special Exception under Section 2005.00 (a) & (b) of the Brookline Zoning Ordinance to allow an accessory dwelling unit to be built above a garage for their lot D-1-11, located at 19 Ames Road, consisting of 1.229 acres. ”

The fees have been paid and the abutters notified.

Hubert said his parents are getting older and he would like to have them close by so they can help them. It is important to have them closer to us and the kids.

Dan asked what size the ADU would be. **Matt** (Contractor for the homeowner) stated it was 924 square feet. They will remove the existing two car garage and put up a three car garage with the ADU above it. Normally a 3 bay garage would be 37 feet long but because of the lot setbacks this

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would be 33 feet long. **Dan** asked if the common area is part of 924 square feet. **Matt** said no this area will have staircase and an area to hang jackets. **Peter** reminded the applicant that the owner of the property must occupy one of the units. The Board reviewed the plan and have no further questions.

Webb made a motion that the Zoning Board finds that the use of the accessory dwelling unit is secondary to the principal dwelling unit being that it is less than 1,000 square feet and the principal dwelling unit is over 2,000 square feet. Marcia seconded. Vote yes 5-0.

Webb made a motion that the Zoning Board of Adjustment finds that per the plan presented the accessory dwelling unit will be developed in a manner which does not alter the character or appearance of the principal dwelling unit as a single family residence. Marcia seconded. Vote yes 5-0.

Webb made a motion to grant the Special Exception under Section 2005 (a) and (b) to allow an to allow an Accessory Dwelling Unit to be built above a garage for their lot D-1-11, located at 19 Ames Road, consisting of 1.229 acres. Marcia seconded. Vote yes 5-0.

Peter said your request for a special exception has been granted. You will be receiving written notice of this decision in a few days, and it will be available tomorrow. You, the Select Board, the abutters, and anyone directly affected by this decision have the right to request that the Board hold a rehearing on this case. A request for a rehearing must be submitted in writing to the Town Offices no more than 30 days from today and must fully explain why the Board should grant a rehearing. A request for a rehearing is a necessary precondition for appealing the Board's decision to Superior Court. In the absence of a request for a rehearing, the decision will become final and unappealable.

Adjourn

Marcia made a motion to adjourn at 7:55 pm. Archer seconded. Vote yes 5-0.

Peter Cook, Chairman, _____

Archer Batcheller, Vice-Chairman, _____

Webb Scales, Member, Clerk, _____

Dan Marcek Jr, Member, _____

Marcia Farwell, Member, _____

Minutes submitted by Kristen Austin.

ZBA Meets when needed on the second Wednesday of the Month as needed.