

MINUTES
Board of Adjustment

October 15, 1986

Board members present: Grayson Parker - Acting Chariman, Herbert Klein, Eddie Lamminen, Gail Proctor (replacing T. Mitchell)
REcording Secretary - Gail Proctor.

Others present: Peter Ferrand

Board members Grayson Parker and Gail Proctor viewed the property prior to the meeting.

The meeting was called to order at 7:35 P.M. in the Selectmen's Room by Chairman Grayson Parker. Ch. Parker read the application request of Ronald and Christina Daigle of Putnam Street for a variance to the terms of Article V, Section D of the zoning ordinance. The Daigle's proposed to convert the barn of their residence into an apartment.

Ch. Parker asked the Daigles to explain their proposal. Mr. Daigle described the layout and design of his residence and how the unit would be a part of their home. The addition would include an upstairs and a downstairs living area. The unit would be approximately 960 sq. ft. Mr. Daigle pointed out that the main unit of the house contained 7 large rooms. Mr. Daigle explained that the barn unit would have a separate entrance and separate driveway on the side of the main house. Ch. Parker stated that there was ample area for the proposed parking area. Board members reviewed the diagram that the Daigles submitted with the application.

Ch. Parker asked the Daigles to address the ZBA criteria as outlined in the "Handbook".

#1 - "diminution of surrounding properties". Mr. Daigle explained that the remodeling would be done on the inside of the barn and that there would be no changes on the outside. Mr. Daigle felt the "looks" of the building would be improved with the addition of new windows and new paint. Mr. Daigle felt the neighborhood would be improved with the addition. Board members agreed that there was "no problem" with this criteria.

#2 - "benefit to public interest". Mr. Daigle said that his reasons would be the same as for #1. Mr. Daigle added that he would be adding a much needed rental unit in the town. Mrs. Daigle agreed and pointed out the shortage of rentals in the community.

#3 - "unnecessary hardship". Ch. Parker read from the "Handbook" the definition of hardship and explained to the Daigles that economics or finances are not considered "hardships". H. Klein pointed out that the property was in the Residential Zone and that the addition of another unit on Mr. Daigle's lot would make full use of the zone. CH. Parker pointed out that the proposal would be changing the existing use into a duplex which are permitted in this zone. Mr. Daigle pointed out that much of the neighborhood including the house across the street are duplexes or two-family units. The proposal would be in character with the rest of the area.

#4 - "substantial justice". H. Klein stated that the rest of Mr. Daigle's neighborhood consisted of two-family units and by not granting Mr. Daigle's request would result in an injustice.

#5 - "spirit of the ordinance". H. Klein noted that the area is zoned Residential (with town water and sewer) and would continue to so, therefore it would be consistent with the spirit and intent of the ordinance.

E. Lamminen agreed with H. Klein's comments and he added that the proposal would not "hurt anything".

Ch. Parker asked for comments from the Board. Ch. Parker read article V, Section D of the zoning ordinance which requires lot size to be $\frac{1}{2}$ acre per unit in the Residential Zone. According to Mr. Daigle's application, his lot would be approximately $\frac{1}{2}$ acre.

Mr. Daigle summarized his request and emphasized that there would be no external changes to the residence.

E. Lamminen stated that he would probably grant the variance but he felt a condition should be attached to the motion defining the dimensions of the proposed deck to the second unit's entryway. Mr. Daigle added the deck dimensions to the application diagram, (deck to be 7' x 10' 1. max.).

Motion by E. Lamminen: . . . to accept the application of Ronald Daigle for a variance (with attached diagram) to convert their barn into a single apartment.

Second to motion by H. Klein.

There being no further discussion.

Vote on the motion 4-0 in favor.

Ch. Parker and H. Klein read the minutes of the September 24, 1986 meeting and approved the records as recorded.

An application is expected from Stuart Draper and Mr. Tink. Tentative scheduling of that hearing was set for November 12th.

Being no other business, the meeting was adjourned at 8:35 P.M.

Gail Proctor
Gail Proctor
Recording Secretary