**ZONING BOARD OF ADUSTMENT**

Meeting Minutes

Recorded by Janice Pack

April 19, 2017

**Members Attending**: John Gryval, Conrad Dumas, George Rainier, Gil Morris

**Meeting opened at 8:00 PM**

JGryval called the meeting to order. Four members were present.

JGryval advised the Applicant, Roger Swain, that we need 3 affirmative votes to pass the Special Exception. CDumas asked if JGryval will be voting tonight, and he said Yes, he would be. JGryval asked if RSwain wanted to proceed with the hearing tonight, or to postpone because of the lack of voting members present. RSwain opted to proceed.

**A Public Hearing, ZBA Case 2017-01, for the property located at 204 Mountain Road (Map R9, Lot 73) for a Special Exception as specified in the Zoning Ordinance, Article C, Section IV Detached Accessory Dwelling on behalf of Castle Trust; R. B. Swain, Trustee began at 8:08 PM.**

The Recording Clerk confirmed that the certified mailing had been sent to all of the abutters, and that the hearing had been properly noticed and posted.

RSwain explained why he was seeking the Special Exception. He described the Castle, as it is known, and the cold temperatures inside as a result of the stone walls. He is seeking a detached dwelling unit to allow for a winter home for himself. He showed a plot plan with the septic and well locations.

JGryval asked for the Planning Board comment, and Paul Renaud remarked that he had provided a written comment for record, and that the plans do meet the current ordinance. He stated that the Planning Board had gone over everything, and felt there was plenty of land, and parking available. CDumas asked for a clarification of “dwelling unit” and JGryval read the definition provided on page 2 of the Zoning Ordinance.

At 8:24 the Board closed the information session and began their deliberative session. They discussed the special exception criteria as specified in Article C, Section IV of the Zoning Ordinance to ascertain if the proposal met all of the requirements. CDumas said that it seemed very clear cut to him; he saw no reason for controversy. GMorris agreed with him.

CDumas made a motion to approve the Special Exception. GRainier seconded, and all were in favor. Motion passed. The ZBA approved the Special Exception for a Detached Accessory Dwelling.

**Other Business:**

JGryval asked if anyone else would like to take over as Chair. GMorris motioned that JGryval remain Chair, and Loren White Vice Chair. GRainier seconded, and all were in favor. Motion passed.

GMorris motioned to adjourn, and CDumas seconded. All were in favor, and the **meeting adjourned at 8:28 PM.**