



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

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**BOARD OF ADJUSTMENT
MINUTES
Wednesday, April 11, 2018**

Present: George Foley, Member, Chairman
Peter Cook, Member, Vice-Chairman
Webb Scales, Member, Clerk
Kevin Visnaskas, Member
Jill Adams, Alternate

Absent: Marcia Farwell, Member, and Charlotte Pogue, Alternate

Nomination of Chairman, Vice Chairman, and Clerk

Peter made a motion to keep the slate that same as last year, George Foley as the Chairman, Peter Cook as the Vice Chairman, and Webb Scales as the Clerk of the Zoning Board of Adjustment for the next year. Kevin seconded. Vote yes 5-0.

George asked Jill to vote for Marcia. Jill agreed.

Case 411

George read the hearing notice "Notice is hereby given that a hearing will be held at or about 7:30pm on Wednesday, April 11, 2018 in the Town Hall meeting room. Applicants Kristofer & Jillian Pelchat are requesting a Special Exception under Section 2005 of the Brookline Zoning Ordinance to allow an accessory dwelling unit on Lot D-1-18 located at 16 Ames Road consisting of 2.222 acres."

George said abutters have been notified and fees have been paid.

Kris (Applicant) said his parents are moving to Florida for the winter and would like to come up in the summer. They plan to remove the existing garage and build a three car garage with an in-law apartment above it. The third bay will accommodate his parent's car. The existing driveway will become a bit wider to facilitate the 3 bay garage. They will have a mud room that will be the common area. Once you're in the mud room and go up the stairs there will be a door to the in law apartment. Peter read the application that states this will not alter the appearance of the existing home. Kris said the garage will be bigger and will be facing the street. The builder was in attendance and said the roof line will match the house. George read section 2005 of the Zoning Ordinance

- 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.

George said this is what we as the Zoning Board needs to find. **George** said the in-law apartment will be a total of 896 sf. **Kris** said yes that is correct. **George** reviewed the letter from the Building Inspector which states he is ok with this plan is also signed by the Fire Department stating they have no issues with this plan. The applicant also had a surveyor sign a letter that stated they will meet all setbacks which was requested by the Building Inspector for his building file.

^{KA.}
Peter made a motion that the Board finds ~~that during the~~ hearing under Section 2005 (a) that the use of the accessory dwelling unit is secondary and accessory to that of the structure to which it is attached and under section 2005 (b) that the accessory dwelling unit is developed in a manner which maintains the appearance as a single-family residence. **Jill** seconded. Vote yes 5-0.

Peter made a motion to grant the application from **Kristopher & Jillian Pelchat** for a Special Exception from Section 2005 of the Brookline Zoning Ordinance to allow an ADU to be constructed on lot D-1-18, 16 Ames Road. **Jill** seconded vote yes 5-0.

Minutes

Webb made a motion to approve the minutes of March 21, 2018 as written. **Peter** seconded. Vote yes 5-0.

General Business

George said the Annual Spring Planning and Zoning Conference will be held this year on April 24, 2018. **Webb** and **George** have signed up.

Future Plan Requirements

Webb said they should require plans to come in that include elevations, entire structures and the square footage should be listed also.

Adjourn

Jill moved to adjourn at 8:04 pm. **Kevin** Seconded. Voted YES 5-0.

George Foley, Member, Chairman

Peter Cook, Member, Vice-Chairman

Webb Scales, Member, Clerk

Kevin Visnaskas, Member

Jill Adams, Alternate

Minutes submitted by **Kristen Austin**