MINUTES OF THE ZONING BOARD OF ADJUSTMENT

JANUARY 27TH 2020

MERIDEN TOWN HALL

Zoning Board
Members Present:  Richard Colburn, Chairman  Peter Martin
Brad Atwater  Scott MacLeay

The meeting opened at 7:00pm.

The November minutes were approved as amended.

Case 20-01: Chairman Colburn opened the public hearing. The application is a request to establish a one bedroom 650 sq ft accessory dwelling unit over a detached garage located at #16 Westgate Road. Member Brad Atwater recused himself from the case; he and his wife own an abutting property. The subject property is map 108 lot 25 and is 45,300 sq ft. The minimum lot size for the VR zone with public water is approximately 30,000 sq ft. Realtor Mark Roden and prospective owner Andrea Cannon presented the application reviewing the details of the one bedroom apartment. The board determined that the submittal was in detail that was sufficient to move forward.

The existing home is a two bedroom house and has a modern three bedroom septic system (CA 20040666520) with two septic tanks. Septic Designer Chris Rollins has looked at the site and has indicated that based on his soil analysis, a properly sized system would be possible at this site should failure occur. The applicant acknowledged that maintaining a properly working septic system is her responsibility.

Building inspector, Brad Atwater reported to the board on the conditions he found at the site and what is needed to bring the proposed apartment space up to code compliance for a residential use; hardwired smoke detectors, fire doors, etc.

There being no abutters wishing to comment the public hearing was closed. The Board reviewed the criteria for granting ADU special exceptions and determined that the application satisfies the criteria.

Scott MacLeay moved to approve the request, as presented. The motion was seconded and voted in the affirmative 3-0.

The meeting adjourned at 8:00pm

Stephen Halleran  Richard Colburn, Chair
Zoning Board

Members Present: Richard Colburn, Chairman Peter Martin
Brad Atwater Scott MacLeay

The meeting opened at 6:00pm.

Case 20-02: Chairman Colburn opened the public hearing by reading the posted notice. Chairman Colburn noted that while he is technically an abutter to the property, his home is located far from the proposed ADU and he sees no reason to recuse himself. His home is on Ferry Hill, the project is fronting on Freeman Road.

The application is a request to establish a one bedroom 800 sq ft accessory dwelling unit (ADU) in a detached carriage shed located at #23 Freeman Road. The property is owned by Victoria George. The application was presented to the board by Dean Sellars and Mitchell Kalble. Mr. Sellars who is the builder explained that the goal of the project is to provide modest quarters for Mr. Kalble, who is the property caretaker. The owner is often away from the property for weeks at a time.

The plan is to establish a one bedroom efficiency apartment of no more than 800 sq ft in an existing carriage shed that is 1,400 square feet in size. A new septic will be designed and installed for the unit. Water will come from the main house. The existing electric service to the outbuilding will be completely redone. The property is 17 acres.

Board members found the application to be sufficient to move forward, however, the plans for the apartment were not sufficiently clear to demonstrate that the finished apartment would be in conformance with the town’s size regulations. There is conflicting size information on the plans, which are not to scale.

The Board continued its review of the project finding it to conform with sections 4.3 and 5.6 of the Zoning Ordinance

The public hearing was opened. No members from the public were in attendance. The hearing was closed.

A motion to approve the Accessory Dwelling Unit was made, subject to the receipt of an improved floor plan that demonstrates to the Zoning Administrator conformance with the size requirement for ADUs and an approved septic plan. The motion was seconded and voted in the affirmative.

The meeting adjourned at 6:55pm.

Stephen Halleran Richard Colburn, Chair
The meeting opened at 7:00pm.

Case 20-03: Chairman Colburn opened the public hearing by reading the posted notice. The application is a request by, Stephen H. Taylor, to establish a one bedroom 800 sq ft accessory dwelling unit (ADU) in an existing sugarhouse at Taylor Farm #166 Main Street. The application was presented to the board by William and Elizabeth Taylor. The sugarhouse was built in 2002 and included some finished retail space. The building is served by public water. The building shares a septic system (750 gallons per day) with the main residence. The shared system was installed in 2002 as part of the sugarhouse project. Each structure has its own tank and shares a common leach field. If the sugarhouse equipment is to remain in the back of the structure a fire rated wall will separate the two uses. It is possible that the evaporator will be moved to a vacant structure elsewhere on the farm. No exterior changes to the building or grounds are planned.

The public hearing was opened; Steve Halleran read a letter of support for the project from abutter Judy Belyea. There was no one wishing to speak, the hearing was closed.

The Board reviewed sections for 4.3 and 5.6 of the town zoning ordinance, finding that the application was materially complete and satisfies the conditions for special exceptions and accessory dwelling units. A motion to approve the application was made, seconded and voted in the affirmative 3 to 0. Approval is conditioned on receipt of a plan for the ADU, showing its final layout and size under 800 sq ft. and a letter from NH septic system designer indicating that the existing system is properly sized or that a properly sized system can be installed at that site.

The minutes of the February 10th meeting were approved as amended.