

Draft
MINUTES OF THE ZONING BOARD OF ADJUSTMENT
MEETING FEBUARY 9TH 2015
MERIDEN TOWN HALL

Zoning Board

Members Present: Richard Colburn, Chairman Brad Atwater
 William McGonigle Scott MacLeay

The meeting was called to order by Chairman Colburn at 7:05pm.

The minutes of November 10th 2014 were approved as amended.

Case 2015-01 Rick Bolduc #6 Beauty Hill Road detached accessory dwelling unit: Chairman Colburn opened the hearing by reading the posted notice. He then asked the applicant to explain the proposal to the board. Owner Rick Bolduc noted that the plan is to convert the upstairs of an existing 24x32 barn into guest quarters. His property is 6.2 acres in size, the ADU is planned for a total of about 750 square feet and will contain one bathroom and one bedroom. The barn has an existing driveway, a new septic system is planned for the project, the ADU will share the well on the property with the main house. All other utilities will be separate. Board members reviewed the application materials complimenting Mr. Bolduc on the quality of the application. The board determined that the application was complete and the hearing could move forward. Halleran noted that as required the Fire Department was given notice of the hearing. The Board reviewed the criteria for detached ADU's noting that the proposed unit is of like construction to the Main house and falls well below the 50% size limit when compared to the main residence The state has not approved a septic design for the project, however, one has been developed and will be approved prior to the issuance of a building permit for the project. The lot is conforming and the barn does appear to have the required setback. There being no other issues or concerns from either the board or abutters member Brad Atwater moved to approve the application as presented, subject to DES approval for the septic system. The motion was seconded and unanimously voted in the affirmative.

Other Business: Leon Rogers met informally with the Zoning Board concerning his #1078 Route 12A property. Leon has an apartment in the main house, but is interested in perhaps developing a second apartment in the upstairs of the existing barn on the property. The Zoning Board directed Leon to look at the Approved Combination of Related Uses section of the zoning ordinance. This section is exclusively designed for VR zoned properties that were in existence prior to 1995. He was also encouraged to speak to a septic system designer and the town's building inspector about code requirements for apartments. Leon thanked the Zoning Board of their time and will look into the matter further.

The meeting adjourned at 8:15pm

Stephen Halleran

Richard Colburn, Chair
Zoning Board

