

APPROVED
Zoning Board of Adjustment
Meeting Minutes
April 12, 2016

Members: Steve Filipi, Gretchen Wittenborg, Bob Handy, Jack Ernst, Chad Beede, alternate, seated for Davis,
Others Present: Susan Silverman, selectmen's representative
CTO: 7:00 PM.

Filipi called the meeting to order and seated Chad Beede, alternate, for Cathy Davis.

7:00 PM Public hearing. **Andrea Heikkinen** application for a special exception to convert a single family dwelling to a duplex on property located at 22 East Lake Road, Map 27, Lot 2, Residential District, under Article III, Section 127-9 C.

Ms. Heikkinen described her proposal to renovate the property, converting it from a single family home to a duplex. She distributed a proposed floorplan to the Board. Each duplex will be two stories with a kitchen, bath and laundry and living room on the first floor. One unit is larger and will have a mudroom and study on the first floor and three bedrooms with two baths upstairs. The smaller unit will have one bedroom and a full bath upstairs. Ms. Heikkinen plans to sell the property and feels that with two units, it could provide rental income for the owner.

Skip and Scott Hagstrom presented plans for a new replacement septic system that has been approved by the State. They also provided two letters from long-time residents of Fitzwilliam indicating that the property was used as a two family residence in the past; however, it has been used as a single family home for the last five decades and therefore needs a special exception to convert to a duplex.

Filipi clarified that this project will be a complete renovation and therefore the wiring, plumbing, framing, etc. will all have to meet state building and safety code specifications. Ms. Heikkinen said she made changes to the exterior of the house already, replacing a window with a door to the mud room, and added new windows and replaced several other windows.

Filipi asked about the nearest well not on the property in question. It is on abutting property and the dwelling on it has been abandoned. Handy and Wittenborg both noted that there are other multifamily homes in the area.

The Board discussed drainage issues and access for one section of the property. Parking for residents will be behind the structure, accessed by an existing driveway off East Lake Road.

Ernst moved, Handy seconded and the Board voted to close the hearing.

The Board voted on the criteria for granting a special exception:

1. Is the project in harmony with the purpose and intent of the ordinance? The Board voted unanimously that it was because the lot size is adequate for this proposal.
2. The project will not be detrimental or injurious to the neighborhood. The Board voted that it would not be, because there will be a new approved septic system, there is enough off road parking and there are other multifamily dwellings in the neighborhood.
3. The project is appropriate for the site in question. The Board agreed unanimously that it is because there are other multifamily dwellings in the neighborhood.

APPROVED
Zoning Board of Adjustment
Meeting Minutes
April 12, 2016

4. The project complies with applicable requirements. The Board unanimously agreed it complies.

Filipi announced that the special exception is approved without conditions.

7:30 PM Public Hearing. Richard Whipple application for a variance for a proposed subdivision creating one lot with less than the required frontage.

Paul Grasewicz present the subdivision plan and explained the proposal. The property had three dwellings on it at one time and this subdivision will remove one from the property. Another was removed several years ago when a variance was granted for frontage for the first subdivision.

The summer camp, Fleur de Lis would like to purchase the proposed 5.5 acre lot which abuts their existing property. With this number of acres, the road frontage can be reduced to 250 feet. It has a dwelling on it that they plan to remove. They wanted a conforming lot so they could build on it in the future.

The remaining acreage, 168 acres with a dwelling on it, would continue to be the home of Richard Whipple. The variance is to allow the road frontage to be 162 feet, versus the 250 feet required for a frontage exception lot. Filipi asked why a hammerhead subdivision wasn't proposed. Grasewicz noted that zoning prohibits hammerhead lots on any property that was subdivided after 1987.

Ernst moved, Handy seconded and the Board voted to close the hearing.

The Board voted on the variance criteria.

1. Granting the variance would not be contrary to the public interest. The Board agreed unanimously, adding that it was not increasing density and there is plenty of land.
2. Granting the variance will be in keeping with the spirit of the ordinance. The Board agreed unanimously that the proposed subdivision will not result in any additional dwelling and will allow for the separation of two existing dwellings, which is more conforming with respect to land use.
3. Granting the variance would do substantial justice. The Board agreed unanimously that the proposed subdivision resolves an existing non-conformity.
4. Granting the variance will not diminish surrounding property values. The Board agreed unanimously that it may improve values because the abandoned derelict structure will be removed from the 5.5 acre parcel.

The Variance is granted.

The Board decided that having just received the minutes at this meeting, because their last meeting was two business days earlier on April 7th, they would like to wait to approve them until the next regularly scheduled meeting on May 10th.

Ernst moved, Wittenborg seconded and the Board adjourned the meeting at 8:40 PM.