

The Public Hearing was called to order at 7:00 PM.

MEMBERS PRESENT: Chair Doug Dubitsky, Helen Weingart, Dave Garceau, Eric Beer, Alternate Peter Haines, Alternate Bob Dubos.

MEMBERS ABSENT: Vice-Chair Ken Fortier, Pete Fiasconaro, Randy Godaire, Alternate Bill Ireland.

ALTERNATES SEATED: Peter Haines seated for Pete Fiasconaro; Bob Dubos seated for Randy Godaire.

ALSO PRESENT: Zoning Enforcement Officer (ZEO) Jay Gigliotti, Recording Clerk Kathleen Scott.

D. Dubitsky read the Legal Notice that was published twice in the Chronicle. Application materials are available at the Town Hall, on the Town website or by appointment.

SUBJECT OF HEARING:

A. SP23-205-36 Bates Road – Molochnick Builders- Applicant, Special Permit Application for Accessory Apartment in accordance with Zoning Regulations Section 5.2.A.10.g:

ZEO J. Gigliotti presented Special Permit Application for Accessory Apartment for 36 Bates Road received last month that is less than the required 2 acre minimum (just under 1 acre). The regulations allow the Commission to issue a special permit for an application that does not meet the minimum standards for an accessory apartment. All other sections of the regulations have been met (meets all setbacks, adequate parking for 2 additional vehicles, approved by Health Department, square footage - 28x24 addition, connected to the house septic). The Commission has 65 days from the close of the Public Hearing to make a decision (approve, deny, or approve with conditions).

Applicant Steve Molochnick addressed the Commission about the accessory apartment being for the owner's mother with 1 bedroom, living room, bathroom, kitchen, and small deck in the front. The accessory apartment complies with all Zoning Regulations except the minimum acreage, meets all Health Department regulations, has a separate entrance, door that goes into the house, and meets egress.

- E. Beer asked what the normal distance is to the property line (25ft. is normal – shortest distance is 31ft. for this application) and if the size of the septic tank is sufficient (approved by the Health Department).

The hearing was opened for public comment: no public present.

Motion to close the Public Hearing (7:16 PM) by E. Beer, seconded by P. Haines. All in favor, motion carried.

Respectfully submitted by,
Recording Clerk Kathleen Scott