

ZONING BOARD OF ADJUSTMENT

**Peters 2011-04-CU
Map # 01-002.00**

HEARING MINUTES

June 21, 2011

Members present: Joe Perella, Chairman; Mark Smith; Joe Spence
Others present: Molly and Jason Peters (appellants); Cathleen Gent (ZA); Linda Ruscitto (clerk)
Members absent: John Altermatt

The meeting was called to order at 7:00 p.m. to hear the request of Molly and Jason Peters for Conditional Use Approval to build an Accessory Dwelling Unit on their property at 1801 Sherman Hollow Road. The proposed project is a 1-Bedroom apartment over the garage approximately 20 by 38 feet. The apartment, 738 sq ft, represents less than 30% of the habitable area of the primary dwelling.

The Peters are building a new home to include an attached garage with the apartment. Peters stated that they would be using the apartment for income to help pay their mortgage. Two parking spaces will be provided for the apartment and they already have wastewater approval from the state for the house and the included apartment.

The Board reviewed the criteria for Conditional Use approval and Site Plan Review standards and found all conditions to be met. A motion was made, seconded and approved unanimously to grant Conditional Use approval.

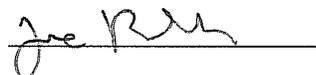
Other business: The board approved the minutes from the previous hearings of April 26, 2011, May 3, 2011, April 11, 2011 and May 24, 2011.

The meeting was adjourned at 7:55p.m.

Submitted Unapproved: June 24, 2011

Submitted Approved:

Linda Ruscitto, ZBA Clerk


Joe Perella, ZBA chairman

Date: 8/2/2011

*Received for Record
August 9, 2011
Dillon
Town Clerk*