

**ZONING BOARD OF ADJUSTMENT  
MEETING MINUTES  
February 6, 2020**

PRESENT: Wendy Juchnevics-Freeman, Chairman, Walker Farrey, Vice Chairman, David Lage, Danielle Sikkila, Lori Rautiola, Secretary

ABSENT: Stan Long

The meeting was called to order at the Town Office at 7:00 p.m.

Wendy stated Victoria Chan has withdrawn the special exception application for a processing plant on Old Peterborough Road.

**7:00 pm: David and Myra Somero, 84 North Road, Map 7 Lot 65-submission of a special exception application:** Wendy recused herself and stated she is a direct abutter to the property. David and Myra Somero own lot 7/65. A special exception application to Article XIII.N of the Zoning Ordinance has been submitted to allow an accessory dwelling unit. Mr. Kirk Stenerson, Higher Design, PLLC, stated he was present on behalf of Mr. and Mrs. Somero. Mr. Stenerson stated the applicant has proposed an accessory dwelling unit within the already existing carriage shed. The approximate 1800 square foot building was built in 2001 as a four bedroom, three bath, slab on grade temporary home, with the intent of converting it into a carriage shed with an apartment in the future. Mr. Stenerson continued stating the septic system was designed, built and approved for five bedrooms with the anticipation of a future home being built and utilizing the same system. The electrical, plumbing and heating were all configured to facilitate the conversion with minimal modifications. The new house has been built and issued a certificate of occupancy. The Building Inspector has informed Mr. Somero he would need a special exception to utilize the carriage shed as an accessory unit. Wendy stated as an abutter she would like confirmation that the new house has no more than three bedrooms.

David made a motion to accept the application as complete. Walker seconded the motion and it passed with one abstention. The public hearing was scheduled for March 5, 2020 at 7:00 p.m.

**7:00 pm: Michael and Bethany Sauvola, 1523 Turnpike Road, Map 1 Lot 3-submission of a special exception application:** Michael and Bethany Sauvola own lot 7/65. David stated the applicant does not need a special exception application because it would be considered a multifamily dwelling not an accessory unit. He continued stating the applicant will need a variance application to Article XII.B for the density controls. There was discussion on the density control limits. It was decided the applicant would not need a variance for two apartments, but adding the third apartment would put them over the density controls requirement and trigger a variance. David noted the multi-family is allowed in the rural district and the applicant could obtain a building permit tomorrow for the two apartments without coming before the Zoning Board. Mr. Sauvola decided to consider his options in having the two apartments verses three and will talk with Lori once decided upon. Mr. and Mrs. Sauvola left the meeting.

There was discussion on whether or not the building was connected to the dwelling or not. Lori noted it was not connected on the plan and Danielle agreed. Walker made a call to the applicant and he came back to the meeting. David apologized to the applicant and continued stating the Board gave the wrong information because they were under the assumption the building was attached to the main house and Wendy added a variance would be needed to allow multiple dwellings on one lot. Mr. Sauvola will submit a variance application at next month's meeting.

The minutes of the December 5, 2019 meeting were reviewed. Second page, first paragraph, and fourth sentence, add the word "not". The sentence should read "she does NOT know what the market will bring." David made a motion to approve the minutes as amended. Danielle seconded the motion and it passed unanimously.

**7:45 pm: Sean Ward, 599 Turnpike Road, Map 11 Lot 55-submission of a special exception application:**

Mr. Sean Ward stated he was present on behalf of the owner, Angelo and Bobbi Jean Fionda. The applicant is seeking a special exception application to Article V.C of the Zoning Ordinance to allow a bed and breakfast and an eating and drinking establishment. Mr. Ward presented his application to the Board. Wendy asked if the owner had a site plan for the proposed application and Mr. Ward stated he will have one for the public hearing. Wendy noted for the applicant to show what parts of the buildings will be used and for what purposes and to also include a parking layout and exit/entrances etc.

Walker made a motion to accept the application as complete, conditional upon payment of fees by Thursday February 13<sup>th</sup>, 2020. Wendy seconded the motion and it passed unanimously. The public hearing was scheduled for March 5, 2020 at 7:30 p.m.

The meeting adjourned at 8:00 p.m.

Respectfully submitted,

Lori Rautiola,  
Secretary