

Zoning Board Of Adjustment  
Unapproved Meeting Minutes  
21 June 2025

Board present: Peter Remy, John Harris, Nancy Ranson, Ernie Perham, JJ Prior

Supporting Staff: Kaelyn Willette; Clerk

Public Present: Jim Larkin, Dean Priebe, Michale Bently

Minutes

Chairman Remy opened the hearing at 7:00pm. Mr. Larkin went over what he found since the previous hearing. After reviewing the actual numbers, Mr. Larkin found that he had not used the full 20% expansion as allowed by the zoning regulations. The board found that the new numbers seemed accurate and directed him to go the planning board.

JJ Prior made the motion that all the paper work and numbers seemed to be in order. Nancy Ranson seconded the board unanimously agreed.

After discussion the board found that Mr. Larkin has the as-built number to confirm he had more square footage available to build.

At 7:17pm Chairman Remy invited applicant Dean Priebe located at 1628 Route 12 Map R15 Lot 26 to discuss his application for an ADU. The ADU will be over a detached garage and cannot be seen from the road. Mr. Priebe went over the 11 criteria.

- A. There will only be one ADU on the property.
- B. The ADU will be secondary and accessory to a one family dwelling.
- C. The ADU will not alter the character or appearance of the lot.
- D. Mr. Priebe will reside in the primary dwelling except for temporary absences.
- E. There will be two means of egress, and an interior door connecting the two spaces.
- F. The ADU will be under 900 sf.
- G. There will be adequate water and sewage provisions made for the ADU.
- H. There will be adequate off-street parking.
- I. There is adequate vehicle egress, ingress and turning of vehicles within the site.
- J. Mr. Priebe is aware that he will need a building permit and certificate of occupancy.
- K. Chairman Remy also discussed that the building inspector Larry will explain what he needs for the septic.

The board reviewed the 4 criteria for a special exception.

- 1.The board found that the proposed site is appropriate.
2. Such approval would not reduce the value of any property within the district or be injurious, obnoxious, or offensive to the neighborhood.
3. There will be no nuisance or hazard to vehicles or pedestrians.
4. Adequate and appropriate facilities will be provided for the proper operation of the proposed use.

7:29pm John Harris moved to approve application for Dean Priebe located at 1628 Route 12 Map R15 Lot 26 for an accessory dwelling unit. JJ Prior seconded the board unanimously agreed.

7:35pm Nancy Ranson moved to approve the minutes from May 21<sup>st</sup>, 2025. Ernie Perham seconded; the board unanimously agreed.

7:38pm Nancy Ranson moved to adjourn the meeting. Ernie Perham seconded, the board unanimously agreed, and the meeting concluded.