

Zoning Board of Adjustment  
Unapproved meeting minutes  
19 September 2024

**Members present:** Peter Remy, Nancy Ranson, Alan Bell, John Harris, Ernie Perham

**Alternates:** JJ Prior

**Supporting Staff:** Kaelyn Willette; ZBA clerk

**Public Present:** Larry Muchmore; building inspector, Robert Riendeau, Spencer Clason, Tracey Clason, and others.

**Meeting minutes**

Chairman Remy opened the meeting at 6:30pm. The board went over the minutes from the hearing in July and August. Mr. Bell moved to approve the minutes for July 17 hearing, Mrs. Ranson seconded the board unanimously agreed. Mr. Perham moved to approve the minutes from the meeting on August 21 Mr. Bell seconded the motion and the board unanimously agreed. Chairman Remy asked the board to start thinking of things so they can create a list of everything that an applicant is going to need for an ADU hearing.

At 7:00pm Chairman Remy opened the public hearing for applicants Spencer & Tracey Clason. Mr. & Mrs. Clason described their ADU and went through the 11 criteria for an ADU. The ADU is 630sqft. There will be plenty of parking, adequate turnaround, 2 means of egress, there is an adequate fire alarm system, and an adequate water supply. Chairman Remy reminded everyone that the building inspector will be making sure their septic's are adequate for the ADU.

The board discussed the four requirements for a special exception. The specific site is appropriate, the ADU will not diminish the value of surrounding properties, there will be no nuisance or hazard to cars or pedestrians, adequate and proper facilities will be provided for the proper operation of the proposed use.

At 7:13pm Mr. Harris moved to approve Tracey and Spencer's application for their ADU. Mr. Perham seconded the motion and the board unanimously agreed.

At 7:14pm Chairman Remy invited applicant Robert Riendeau to discuss his application for an ADU. Mr. Riendeau went through the 11 criteria. The ADU will be around 448sqft. The ADU will have plenty of parking off the road, and adequate turn around. It will have adequate water supply, adequate fire alarm system. The ADU will two means of egress. The ADU will be about 200ft from the primary house.

The board went over the four requirements for a special exception. The specific site is appropriate, the ADU will not diminish the value of surrounding properties, there will be no nuisance or hazard to cars or pedestrians, adequate and proper facilities will be provided for the proper operation of the proposed use.

At 7:20pm Mr. Harris moved to approve Robert Riendeau application for an ADU. Mr. Bell seconded and the board unanimously agreed.

At 7:34pm Mrs. Ranson moved to adjourn the meeting Mr. Bell seconded, the board unanimously agreed and the meeting concluded.