Zoning Board of Adjustment

Unapproved Meeting Minutes

16 April 2025

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

Supporting staff: Kaelyn Willette; Clerk

Public Present: Anne & Thomas Geyer, Laurie Burt, Larry Muchmore, Amy Steinberg, Dan Howard

6:46pm the board started reviewing the minutes. Correction: Chairman Remy discussed that the building inspector Larry Muchmore will need a septic plan that is state approved. John Harris moved to accept the amended minutes, Alan Bell seconded, the board unanimously agreed.

At 7:00pm Chairman Remy opened the public hearing and invited Anne and Thomas Geyer to discuss their application for an ADU above their garage. Mrs. Geyer started by discussing the history of the property and story of their house. They then went through the criteria for an ADU. There will only be one ADU on their property, it will locate above their attached garage, the ADU does not alter the character of the surrounding properties, there will be two means of egress, it will be under 900sf. There is adequate water and sewage, there is appropriate vehicle egress, ingress, turn around. Mrs. and Mr. Geyer are aware they will need a building permit from Larry Muchmore and certificate of occupancy.

At 7:17 the board went through the 4 criteria for a special exception. The board found that the location is appropriate, it will not reduce the value of surrounding property, there will be no nuisances or hazards to pedestrians and vehicles, and there will be adequate facilities.

7:20pm Alan Bell moved to grant the application for Anne and Thomas Geyer for a special exception for an ADU located at 111 Pierce Lane, Map R3-53, Ernie Perham seconded the board unanimously agreed.

Alan Bell reminded Mrs. and Mr. Geyer that if they sold their house the new owners would need to get a certificate of occupancy if they wish to maintain the ADU.

7:28pm Nancy Ranson moved to adjourn the meeting, Ernie Perham seconded, the board unanimously agreed, and the meeting concluded.