

# HILLSBOROUGH ZONING BOARD OF ADJUSTMENT

July 18, 2013

## Unapproved Meeting Minutes

Present:

Members: Roger Racette, Chair; James Bailey, III; Larry Baker, Robert Hill, Richard Booth, Mike McEwen (Alternate)

John P. Segedy, Recording Secretary;

Ed & Trish Gross

### CALL TO ORDER

The meeting was called to order at 7:25 pm by Roger Racette, Chairman.

Chair Racette welcomed Mike McEwen as a new alternate member. He explained that although he wouldn't be needed to vote tonight, he could still participate in the discussion.

### MINUTES

**May 29, 2013**

**Larry Baker moved: *To approve the minutes of May 29, 2013 as presented.***

**Richard Booth seconded. Motion passed 5-0.**

### **PUBLIC HEARING - APPLICATION FOR SPECIAL EXEMPTION - Edward Gross/The Bridge St. II Property Rev. Trust, 45 Bridge Street (Map 26, Lot 10). Case #13-003Z**

Chair Racette opened the Public Hearing at 7:26 PM.

Chair Racette noted that Mr. Gross is seeking a special exception under the Hillsborough Zoning Ordinance (§229-19.1 D (1)) to allow renovating an existing barn into a two-bedroom apartment (more than 4 units).

He also noted that notice had been sent.

Chair Racette asked for Ed Gross to address the five criteria.

Ed Gross read the first one:

**A The special exception is specifically authorized in the Zoning Ordinance by:**

Ed Gross said he wasn't sure what to put here.

Roger Racette said that it was §229-19.1 D (1).

Ed Gross read:

**B All special conditions for the special exception have been met as demonstrated by:**

Sufficient parking & trash removal already exists.

The Water & Sewer Commission has approved the hook up. He explained that he had applied a number of years ago and recently got the approval, so is ready to go ahead with the renovation.

Ed Gross also said he has received an Energy Audit approval from the state, a driveway approval, and the setbacks are established as already existing.

Roger Racette asked if there was another building on the property.

Ed Gross answered yes, there is a 6 unit apartment building.

Roger Racette noted that this would be the 7<sup>th</sup> unit.

Ed Gross provided some pictures of the lot that were shown to the Board.

Ed Gross read:

**C No hazard or nuisance will be created because:**

The property is already used for multi-family use, there is sufficient parking and trash facility, there will be no new construction as the building is existing and he has made numerous improvements over the years of ownership.

He added that he also bought the next door building to improve the neighborhood.

Roger Racette asked if Larry Baker if Planning Board approval would also be needed.

Larry Baker said yes because it is a change of use it probably will need an exemption from site plan review.

Ed Gross read:

**D The general welfare of the Town of Hillsborough will be protected because:**

A deteriorating building will be rejuvenated in keeping with the barn theme. The town will generate more revenue via taxes. A high quality rental will attract additional solid citizens.

**E The proposed special exception is in substantial agreement with the spirit and intent of the Zoning Ordinance or that a hardship exists because:**

With the ever increasing taxes, water and sewer, and insurance costs, this rental will allow the owner to continually maintain the property at a high standard it currently enjoys. The renovation will improve the property and increase surrounding property values.

Roger Racette asked if he was claiming a hardship.

Ed Gross answered just in so far as the economics will help him keep the property.

Chair Racette asked if the Board had any questions.

Bob Hill asked if the buildings were connected.

Ed Gross answered no – that there was about 3' between them

Chair Racette closed the public portion of the hearing.

Chair Racette called for voting reading the criteria:

1. 5-0.
2. 5-0
3. 5-0
4. 5-0.
5. 5-0

**James Bailey moved:** *To grant the applicants application for a special exception based upon the application materials submitted to allow for converting a barn into a 2 bedroom apartment.*

**Larry Baker seconded. Motion passed 5-0.**

There was discussion of a handout from a workshop regarding recent law changes..

**ADJOURNMENT**

**Larry Baker moved: *To adjourn.***

**Richard Booth seconded. Motion passed 5-0 at 8:05 pm.**

Respectfully Submitted:

John P. Segedy  
Recording Secretary