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ANDOVER ZONING BOARD OF ADJUSTMENT

September 19, 2023

Members present: Jon Warzocha, Co-Chair; Jeff Newcomb; and Andrew Guptill, Alternate appointed to the Katherine Stearns’ position.

Also present for duration of appropriate items: Jacob & Shawna Otis; Ty Morris; Bridgette & Dale Dukette, Jr.; Donna Duclos; Pat Moyer, Planning & Zoning Administrator; and Lisa Meier, Recording Secretary

The meeting was opened by Co-Chair Jon Warzocha at 7:02 p.m.

Roll call was completed.

Continued Public Hearing: A request from Jacob Otis for a Special Exception as specified in Article IX Section 2.d of the Andover Zoning Ordinance to allow a detached ADU (Accessory Dwelling Unit). The property is 13 Princess Drive, Tax Map 111, Lot 045,019 in the Rural / Residential Zone

Warzocha opened the public hearing at 7:05 p.m. and explained to the applicant that due to not having a full board, they have the option to move forward with less than a full board, or postpone until a full board is available and that if they opt to move forward without a full board, should the application be denied, they cannot appeal based on not having a full board. The applicants opted to move forward without a full board. Otis explained that the ADU was put in above the garage in 2020 and there was no building permit applied for. This is a single-bedroom apartment and the property has an adequate septic system for a 3-bedroom home. There is adequate parking and the water is off the house well. Newcomb asked how the applicants arrived at this situation and the response was the owners thought the builder was getting the building permit but did not. Newcomb stated there was no Special Exception applied for either. Guptill stated he has a concern with the septic and Newcomb responded that there is no issue with the septic. Warzocha stated this meets all the requirements of an ADU; however, he believes the septic is the applicant’s biggest concern. Guptill stated this meets all the criteria. There being no further discussion, the public hearing was closed at 7:11 p.m. Guptill made a motion the grant the Special Exception. Newcomb seconded the motion and the motion passed.

Other Business

1. Discussion took place regarding needing documentation indicating the septic system is adequate for future ADU applications.
2. Minutes were tabled to the October 2023 meeting.

There being no further discussion, Newcomb made a motion to adjourn at 7:50 p.m. Guptill seconded the motion and the motion passed.

Respectfully submitted,

Lisa Meier, Secretary

Andover Zoning Board of Adjustment