

APPROVED

**TOWN OF LYNDEBOROUGH
ZONING BOARD OF ADJUSTMENT MEETING MINUTES
March 20, 2014**

MEMBERS PRESENT: Chairman Larry Larouche, Vice Chair Bob Rogers, Tom Christenton, Bret Mader, Mike Decubellis, Selectmen's Representative Arnie Byam and Alternate Julie Zebuhr.

Larry Larouche began the meeting at 7:30pm.

Information:

April 22, 2014 starts Town Clean-Up week. Residents can sponsor a road to clean and bags can be dropped off at Citizens' Hall on a day TBA.

Informal Hearings

Tim Welch of 195 Purgatory Falls Road – Lot Line Adjustment

Mr. Welch was before the Board to ask questions on a lot line adjustment for his two properties at 195 Purgatory Falls Road and would like to absorb the lot lines of 187 Purgatory Falls Road, Map ID 235/003/000, they purchased from Don and Linda Anderson.

The lot is 1.94 acres. The purpose is to expand their alpaca farm. They do not plan to subdivide whether or not he owns a small lot across the street

Some Board members suggested keeping the land as two separate lots if he does not plan to subdivide in the future because they have more value.

The landowner does not have to have a survey but does require approval of the PB. A new map will be required and to have the plat recorded at the registry of deed.

Ron Williams

The Williams family wants to put an additional trailer on his property on New Road for his son. Lot 10 already a house on the 2.1 acre lot.

It is in Rural Lands II as the 1000 ft. line runs right through the property.

Rural Land II: Two family dwelling provided for special exception but minimum lot size has to be 10 acres.

An accessory apartment was discussed and the units have to be joined.

Lot 11 is a 13 acre lot and it was discussed if this was a better lot for the second trailer. It was questioned if it was subdivided prior to zoning and would the lot meet current zoning: 5 acres and 500 ft. zoning.

An accessory apartment is allowed if the lot meets current zoning regulations for a single family dwelling and they don't charge rent and it's still in the owner's name. If it has a kitchen the unit needs to be attached.

It was suggested that Mr. Williams consults the building inspector and he needs to get a building permit. The number of bedrooms depends on if it meets the septic system requirements or has to prove the septic system is adequate for the extra bedrooms.

Section 803.00 Section B in Zoning Regulations. Have to meet five criteria.

MINUTES:

Mr. Rogers made a **motion to accept the minutes of January 2014, as written.** Mr. Chrisenton seconded the motion. The vote in favor of acceptance was unanimous.

ADJOURNMENT:

Mr. Rogers made a **motion to adjourn the meeting at 8:10 p.m.** Mr. Chrisenton seconded the motion and the vote in favor of adjournment was unanimous.

The next meeting will be held on Thursday, April 17, 2014 at 7:30 p.m.

Respectfully submitted,

Kathleen Humphreys
Planning Board Secretary