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**TOWN OF EXETER
ZONING BOARD OF ADJUSTMENT
December 18, 2018
7:00 PM
Approved Minutes**

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I. Preliminaries

Members Present: Chair Laura Davies, Vice-Chair Joanne Petito, Rick Thielbar, Christopher Merrill – Alternate, Esther Olson- Murphy – Alternate

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Members Absent: Robert Prior, Kevin Baum, Martha Pennell – Alternate, Hank Ouimet - Alternate

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Others Present: Doug Eastman

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Call to Order

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Chair Davies called the meeting to order at 7:03 pm.

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Introductions by Roll Call

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Chair Davies identified the members who were present by Roll Call: Esther Olson-Murphy, Rick Thielbar, Laura Davies, Joanne Petito, and Christopher Merrill. The active voting alternates for this hearing are identified as Esther Olson-Murphy and Christopher Merrill.

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II. New Business

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Hearings

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1. Application of William Ingraham, Peter Ingraham and Karen Ingraham for a Special Exception per Article 4, Section 4.2, Schedule I: Permitted Uses; and Schedule I: Note #2; and Article 5, Section 5.2 for the conversion of an existing in-law/extended family unit to an accessory dwelling unit
26 Green Street, R-2 Single Family Residential zoning district
Tax Map Parcel #64-12, Case #18-29

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Bill Ingraham presented the application on behalf of the Ingrahams. Mr. Ingraham stated the extension was done in 2015. They want to convert to an accessory dwelling unit. His wife has an illness and need to move. The ordinance permits the use. The main home is occupied by Peter Ingraham and the family extension is for Bill Ingraham and his wife. It is designed to appear like a single-family dwelling. The unit and main home are connected. It conforms to dimensional requirements. The driveway and garage allow for three cars and will put in a fourth. Garage access is off Green Street indicated on the map.

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Mrs. Olson-Murphy asked how it would be accessed - from Dewey Street. The path from there enters to basement.

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Mr. Merrill asked if it had Town water and sewer – yes.

41 Mr. Thielbar asked about ownership. Chair Davies advised there is no requirement
42 to change ownership unless going to divide.

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44 Mr. Merrill asked if anyone mentioned anything after the extension? Mr. Ingraham
45 stated no, they were very welcomed.

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47 Chair Davies opened the hearing to the public and being none, closed the hearing to
48 the public at 7:30 pm for deliberations.

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50 Chair Davies stated the application was well put together and each of the five criteria
51 were addressed. Mr. Thielbar stated it meets all the criteria to me. "Satisfied that we
52 are good to go. "

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54 ***Mr. Thielbar moved to approve the request for a Special Exception for an***
55 ***accessory dwelling unit for Case #18-29. Ms. Petito seconded the motion.***
56 ***Voting in favor were: Chair Davies, Mr. Thielbar, Ms. Petito, Mrs. Olson-***
57 ***Murphy and Mr. Merrill. Approved 5-0. So moved.***

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59 **III. Approval of November 20, 2018 Minutes**

60 Amendments were made to Line 16-17, 78, 91-92, 97-98, 187-190, 218-221.

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62 ***Mr. Thielbar motioned to approve the minutes, as amended. Mr. Merrill seconded the***
63 ***motion. With 5 in favor, so moved.***

64 **IV. Adjourn**

65 ***Mr. Merrill motioned to adjourn the meeting at 7:33 pm. Ms. Petito seconded the motion,***
66 ***with all in favor, the vote was 5-0, motion carried.***

67 Respectfully submitted,

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71 Daniel Hoijer
72 Recording Secretary