

Memorial Room 299 Bay Road.

October 2, 2019

Members Present: Bill Bowler (Chairman), Kim Dietel, and John Rodenhizer.

This meeting was called to order by Bill Bowler at 7:00 pm with a quorum established.

Continued Public Hearing. 0 Highland St. Matt and Laura Walsh. Accessory Apartment.

Kim Dietel asked about a locked door between apartments. Bill Bowler clarified that the applicant was modifying an existing space and not building an addition. The side of the building facing the street had a new entrance, which would be concealed from the roadway.

John Rodenhizer said the By-law had been written for a single family dwelling but the proposal was for an existing duplex. There were no parameters set in the By-law for duplexes. Bill Bowler said 95% of Hamilton was comprised of single family dwellings. Kim Dietel wondered if the ZBA should alert the Planning Board about a need for a change in the future. Mr. Bowler said the Planning Board wanted to encourage accessory apartments as a form of creating reasonably priced housing and that the need for a By-law change was worth mentioning. Mr. Bowler recalled that the ZBA had not issued more than ten special permits for accessory apartments in the last twelve months. Mr. Bowler said he realized the proposal for a duplex was an anomaly but that he was comfortable granting the permit. Mr. Bowler said it would be hard to discern that an apartment was on site.

Kim Dietel suggested that a condition would be that the television room not be enhanced with a closet to become an additional bedroom. Ms. Dietel also wanted to ensure that the new bedroom window would be an egress window. It was decided that the Building Inspector would ensure compliance. John Rodenhizer suggested that no further accessory apartments be granted on the project site. Bill Bowler suggested conditioning the approval based on a Board of Health approval. Mr. Rodenhizer added that a set of plans be submitted to the Building Department indicating that the apartment was less than 900 sf.

Motion made by John Rodenhizer to grant a special permit for the accessory apartment with the conditions that there would be no additional bedrooms (capped at six), no additional accessory apartments, Board of Health approval, and the submittal of stamped architectural plans submitted to the Building Department showing the square footage of the accessory apartment being less than 900 sf.

Seconded by Kim Dietel.

Vote: Unanimous in favor.

Meeting minutes review and approval.

Adjournment.

Motion to adjourn made by Kim Dietel.

Seconded by John Rodenhizer.

Vote Unanimous to adjourn at 7:09 pm.

Prepared by:

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Marcie Ricker

Date

Attest