

MINUTES  
ZONING BOARD OF ADJUSTMENT  
TOWN OF PETERBOROUGH  
Monday, June 3, 2019 – 7:00 p.m.  
Peterborough, New Hampshire

Present: Dario Carrara, Sharon Monahan, Peter LaRoche, Loretta Laurenitis and Peggy Leedberg.

Also Present: Laura Norton, Office of Community Development.

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Chair Carrara (Mr. Carrara) called the meeting to order at 7:00 p.m. “Good evening everyone and welcome to the regularly scheduled ZBA meeting for June.” He then introduced the Members and Staff.

**Minutes:**

With regard to Case No. 1252 (Steven Walker’s request for a Variance to build a new Accessory Dwelling Unit (ADU) that is larger than the 30% of the gross living area of the principal living unit) the Members had a discussion on the specifications of ADUs, where one dwelling is allowed as a matter of right in all districts that permit a single-family home subject to the requirements of a minimum of 400 square feet and maximum of 750 square feet or 30% of the gross living area of the principal dwelling unit.

Ms. Monahan brought up state regulation 674:72 VII noting “this states a municipality may establish standards for ADUs for the purpose of maintaining aesthetic continuity with the principal dwelling unit as a single-family dwelling (where) the municipality may establish minimum and maximum sizes for ADUs provided that the size may not be restricted to less than 750 square feet.” With their Planning and Land Use Regulations Manuals and Binders open to 245-24.1 the Members segued into a discussion on state versus town regulations and how the state allows towns to set their own minimum/maximum size regulations. Eventually,

A motion was made/seconded (LaRoche/Monahan) to approve the Minutes of April 1, 2019 as written with corrections with all in favor.

**Election of Officers:**

A motion was made/seconded (Laurenitis/Leedberg) to nominate Ms. Monahan as Chairman of the Board with all in favor.

A motion was made/seconded (Carrara/Laurenitis) to nominate Ms. Leedberg as Vice Chairman of the Board with all in favor.

Ms. Monahan took over the meeting at this time.

**Appointment of Alternates:**

Seth Chatfield was in the audience when Ms. Monahan acknowledged him asking if he was interested in maintaining a presence on the Board as an alternate. Mr. Chatfield noted that at the time of his decision not to re-up at the end of his term he had a lot of things going on. He told the Members he'd freed up some time "and I would like to keep participating with the same level of interest."

A motion was made/seconded (Monahan/Laurenitis) to appoint Mr. Chatfield as an Alternate of the Board with all in favor.

Ms. Monahan welcomed Mr. Chatfield back to the Board.

**Other Business:**

Mr. Carrara reviewed the Members' terms with Ms. Monahan and Mr. Chatfield now extended to 2022 adding he would send an updated list of term expirations via email.

Regarding the alternate positions Ms. Monahan inquired about the status of Mr. Leishman and Mr. Waitkins (both are up in 2021). She also encouraged the Members to think about actively recruiting candidates for the open positions.

Ms. Monahan also noted for the record that while she had been skeptical about the changes in format the Board took with Mr. Carrara's leadership as Chairman, "I like it" she said adding "it seems to encompass the important parts of the meeting in the minutes." Mr. LaRoche agreed adding "it is much more streamlined." "Much cleaner" replied Ms. Monahan.

The meeting adjourned at 7:28 p.m.

Respectfully submitted,

Laura Norton

Administrative Assistant.