

**APPROVED MINUTES**  
**Town of Auburn**  
**Zoning Board of Adjustment**  
**April 18, 2023**

**Present:** Mike DiPietro, Chairman. Kevin Stuart, Vice-Chairman. Patrick Bergeron, Shannon Daoust & Jill Dross, Members. Steven Kimball, Alternate Member. Minutes recorded and prepared by Denise Royce.

**Also, Present:** Carrie Rouleau-Cote, Building Inspector/Code Enforcement Officer.

**Absent:** Nick Pappas, Alie Broom & Jeremy Wirths, Alternate Members.

Mr. DiPietro called the meeting to order at 7:00 p.m. At this time, Mr. DiPietro introduced the Board members to everyone present tonight and then explained the procedure for tonight's hearing. Mr. DiPietro asked Ms. Royce to read the case into the minutes. Ms. Royce read the first case into the minutes for the record.

**Case #23-07**  
**Brian & Jennifer Hashem**  
**35 Hills Road – Tax Map 12, Lot 16**  
**Zoned Residential One**

*Applicant is requesting a Special Exception from Article 4, Section 4.06(3)(m) to allow the creation of an Accessory Dwelling Unit to be attached to the existing dwelling which will meet all requirements of the Town of Auburn Zoning Ordinance in a Residential One zone.*

Mr. Hashem read his application into the minutes for the record. Mr. DiPietro asked the Board members if there were any questions? Mr. Kimball had an issue regarding the floorplan which shows an office that contains a closet. Mr. Hashem explained that his wife works from home three (3) days a week and needs a place to store supplies and files. Mrs. Hashem noted that she was aware that there could not be a clothing rod installed in the closet. Mr. Kimball was more concerned with future owners and his mind generates some concern. Discussion ensued with regard to the closet. Mrs. Rouleau-Cote explained that they could install shelves and stated that she comes across this all the time. Mrs. Rouleau-Cote pointed out that this would all be explained when they come in to pull a building permit. Mrs. Rouleau-Cote added that we document it as best we can, and we work with them as well and say that it's not intended to be a clothes closet. The other option is to take away the privacy door which is the other element we look at for a bedroom. The applicants understood what was being said at this time.

At this time, Mrs. Rouleau-Cote presented the Board members with the septic plan for the property which shows a swimming pool, pool house and tennis court. Mr. Kimball pointed out that no variances are required. Mr. Hashem said correct as they would meet all of the Town of Auburn's Zoning requirements. Mr. Stuart had a question for Mrs. Rouleau-

Cote as far as the closet, this would be something that she would take care of. Mrs. Rouleau-Cote stated that it would be part of the building permit process. Discussion ensued with regard to the closet. In conclusion, Mrs. Rouleau-Cote stated that it would be well documented on her part when she issues the Certificate of Occupancy, and the meeting minutes would also be included in the file as well.

***Mr. Stuart made a motion to grant the Special Exception for 35 Hills Road, Tax Map 12, Lot 16 as presented. Seconded by Mr. Bergeron. Ms. Dross voted to grant finding all four (4) factors have been met, Mr. Stuart voted to grant finding all four (4) factors have been met, Mrs. Daoust voted to grant finding all four (4) factors have been met, Mr. Bergeron voted to grant finding all four (4) factors have been met, and Mr. DiPietro also voted to grant finding all four (4) factors have been met. A vote was taken and, all were in favor and the motion passed.***

Mr. DiPietro informed the applicant that they would receive a notice from Ms. Royce and also pointed out that there was a 30-day appeal period. Mr. and Mrs. Hashem thanked the Board and the discussion ended.

### **Minutes**

Mr. DiPietro moved on to the approval of the minutes of March 28, 2023.

***Mr. Stuart made a motion to approve the minutes of March 28, 2023, seconded by Ms. Dross. A vote was taken and, the motion passed with Mr. Bergeron abstaining.***

### **New Business/Other Business**

Mr. DiPietro informed the Board members that Mrs. Daoust was made a full member by the Board of Selectmen. Mr. DiPietro also added that they have two (2) new alternates which were Ms. Alie Broom and Mr. Jeremy Wirths, and they hope to see them at the next meeting scheduled for May 23<sup>rd</sup>.

Mr. DiPietro asked if there was any other new business. None were noted at this time. Mr. Stuart asked if there were any cases for May. Ms. Royce indicated that they had one case so far and that the deadline was May 2<sup>nd</sup>.

### **Adjourn**

***Mr. Bergeron made a motion to adjourn, seconded by Mr. Stuart. All were in favor, the motion passed unanimously, and the meeting stood adjourned at 7:17 p.m.***

**The next scheduled meeting is scheduled for Tuesday, May 23<sup>rd</sup>, 2023 at 7:00pm and will be held at the Town Hall, 47 Chester Road unless otherwise noted on the upcoming Agenda.**