

## **NOTICE OF DECISION**

### **Special Exception – GRANTED with CONDITIONS**

#### **Town of Stoddard Zoning Board of Adjustment**

**Case #2024-0403**

**Hearing Date: April 18, 2024**

You are hereby notified that the appeal of Kristen and Robert McLaughlin for a Special Exception concerning Article III, Section 3E of the Stoddard Community Planning Ordinance to build an Accessory Dwelling Unit (ADU) attached to their existing home located at 488 Aten Road, Munsonville, NH Tax Map 424 Lot 34, has been **GRANTED with Conditions** by the affirmative vote of at least three members of the Zoning Board of Adjustment.

**Findings:** The Board determined that all 9 conditions as listed in the Ordinance for an ADU Special Exception are met or will be met, as follows:

1. As a matter of applicability of the Stoddard ADU Ordinance, the ZBA determined that the ADU Ordinance was applicable to new construction as well as conversion of existing structures, as the Town Ordinance cannot be more restrictive than the related State Statute, so a Special Exception is required for this project.
2. There is only one ADU within the property.
  - A. The plan shows the ADU will have its own approved septic.
3. Both Primary Dwelling Unit (PDU) and ADU have separate kitchen and bathroom facilities.
4. The ADU is approximately 989 square feet, less than the allowed area of 1,000 sq. ft.
5. The ADU has a separate and safe means of ingress & egress as well as a door separating it from the PDU.
6. The ADU has no more than two bedrooms.
7. The ADU has at least two dedicated off-street parking spaces for passenger vehicles in addition to at least two parking spaces for the PDU.
8. The owner of record will be residing in the ADU, and their children will be in the PDU.
9. The ADU will be a new attached addition:
  - A. A Building Permit has been applied for.
  - B. The ADU will have a permanent concrete slab foundation;
  - C. The ADU addition will blend into the current house (PDU) design.

**APPROVAL CONDITIONS:** Applicants must 1.) obtain a Permit for Operation from the State for the new septic system. 2.) obtain an approved Building Permit from the Town of Stoddard.

Herbert C. Healy

Chairperson, Zoning Board of Adjustment

Date: \_\_04/24/24\_\_\_\_\_

The approval shall be valid is exercised within 2 years from the date of final approval and shall not expire with 6 months after the resolution of a planning application filed in reliance upon this decision, as per RSA 674:33, IV. Note: The selectmen, any party to the action or any person directly affected has a right to appeal this decision. See New Hampshire Revised Statutes Annotated, Chapter 677, available for public inspection in the records of the ZBA. Copies of this notice have been distributed to the applicant, Planning Board, Board of Selectmen, Town Clerk and Property Tax Assessor.