



**Town of Hill  
Planning Board  
Minutes**

**Meeting Date:** 2/17/2022

**Members Present:** Marshall Bennett, Christopher Seufert, Shaun Bresnahan, Frank Razzaboni

**Members Absent:** Tom Whitman (excused)

**Public in Attendance:** Alexa White

Marshall Bennett opened the meeting at 7:00 PM.

Shaun suggested we table the minutes and discuss Alexa Whites questions regarding building on an property she owns.

Alexa and her Husband are exploring the possibilities on building on a lot they purchased that abuts there primary residence on 490 Currier Road. They would like to build a small duplex house for use by their parents. The property originally had 1 house on the property but was removed by the previous owner 1 week before closing. The previous owner installed a new septic system and a drilled well is on site. The property is located at the intersection of Currier and Tioga Roads. Currently there is a garage on site.

Shaun informed Alexa that zoning requires a minimum 3.0 ac lot to build a dwelling. She thought since there was a house on the lot that it would be allowed. Non-conforming lots were discussed and when the house was removed the property was no longer grandfathered.

Alexa asked if there was any way to accomplish putting a second house on this 0.5 acre lot; it has a new septic and a working well which reduces the cost of new construction?

Shaun said one option could be to schedule time to meet with the ZBA at regular meeting and discuss the possibility of a variance. They are responsible for granting variance; at a meeting they won't be able to give an answer only general guidance.

Another possibility would be merge the two properties; zoning allows for two dwellings on one lot. A duplex couldn't be built because only two single family homes are allowed. If the new house was built in the area of new septic system (original 0.5 acre lot) in the future it would not likely be possible to subdivide the lot to sell one of the houses. This would require getting a special exception from the ZBA as required in the Rural Residential Zone.



Christopher asked if they could subdivide the larger lot and build a house on it? Board looked at the tax map and it appears they have enough frontage. Alexa was concerned that there is a lot of wet areas on the larger lot and was concerned they wouldn't be able to use the septic system or well.

Alexa asked again about variances and special exceptions. Shaun explained how they differ. The big difference is a variance is much more difficult to get in his opinion. A special exception is a use that is specifically allowed it just needs ZBA approval to insure it is compliant with zoning. She could reach out to Charlie Estes and request to be scheduled and ask to consult with the ZBA. Alexa said she has a lot to discuss with her husband to determine how they will proceed.

Minutes from the 1/20/22 regular meeting were reviewed. Marshall made a motion to accept the minutes as amended; Frank seconded the motion and it passed unanimously.

Shaun handed out the proposed driveway regulations and a copy of the DOT driveway permit. In particular there were some higher standards set fourth in the DOT permit/standards for commercial and subdivision driveways. Marshall agrees these would be good to incorporate. Christopher and Frank agreed; Shaun will look at other town ordinances to see that these fit and present at the march meeting.

With no other business before the board Shaun made a motion to adjourn at 8:15; Frank Seconded the motion and motion passed unanimously.

Respectfully Submitted

Shaun Bresnahan