

There was a meeting of the Board of Adjustment on Tuesday, January 27, 1976 in the Town Hall to hear the petition of Charles S. Wood, Sr., Case #11. The meeting was called to order at 7:35 P.M. The roll call was as follows:

Emery S. Doane	Present
Robert B. Flanders	Absent
Benjamin Pratt	Present
Ralph Proctor	Present
Carole Webber	Present
Eugene Bried	Present
Joyce Davison	Absent
Harold Grant	Present
Catherine C. T. Dik,	Present
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Also present were Charles S. Wood, Sr., Mr. and Mrs. Kenny Wood, American Legion Post represented by Joseph Peat, and Herbert T. Nilson.

The Chairman called upon the Clerk to read the petition and to relate the procedure of notification,--by certified mail, return receipt requested, to the petitioner and five abutters (all return receipts received); by regular mail to all members of the Board, the Selectmen, Town Clerk, Town Counsel, Chairman of the Planning Board, Building Inspector and Fire Chief; by publication in the Peterborough Transcript for January 22, 1976 on page 2, and posting on the Town Bulletin Board.

The Chairman read the procedure for conducting the hearing and then called upon Mr. Wood to present his case. He wishes to make a third apartment in his residence from two unused rooms and a bath on the second floor of the main house. He bought the house thirty years ago from Miss Ethel Mussey. At that time it was a two-family house and Miss Mussey had two rooms reserved for herself, but Mr. Wood used the entire house for his large family. In 1973 he converted back to two family and at that time put in a central heating system large enough to include these two rooms. At present there are two apartments, one of five rooms on the first floor and one of four rooms on the second floor of the ell, leaving two unused rooms and a bath on the second floor of the main house which he wishes to convert

to a small apartment. He presented a detailed plan for this third apartment. He plans to make a vestibule and a new stairway to the apartment. There is a door at the foot of the stairs into the vestibule. He had it in mind to eventually put a small apartment in there. There should be a fire escape on the rear of the building, and on the front he would enlarge the parking area. The appearance of the house will not be changed in any way except one window in the middle might be changed to a smaller one. The Underwood house has two apartments and the Hulett and Lamb in the neighborhood are two-family. Mrs. Futch called Mr. Wood from Massachusetts and said she was in favor. Both the Underwoods and the Huletts are in favor. In reply to a question from Mrs. Webber Mr. Wood said the septic system is already there and does drain into the brook as do all in that region. Mr. Wood plans to rent to his youngest son, David.

The Chairman asked if there were any further comments in favor. Kenny Wood had nothing to say. Mr. Peat reported that the Legion is in favor. Mr. Nilson had no comment either in favor or opposition.

The Chairman reported for the record that when Mr. Wood inquired about coming before the Board he went to the house and took him an application and was shown the rooms in question which are in sad need of renovation. When this is done it will improve the property. He also talked with the Fire Chief who did not have any great questions as long as a third member of the family was to occupy the apartment, but in the future if rented to someone else he felt it would be wise to have a rear fire escape.

As there were no further comments or questions the hearing was closed and the Board went immediately into executive session at 8:05 P.M. Mrs. Webber feels that if we grant this petition we should mention the fire escape. Also she is bothered by the fact that the septic system drains into the brook. It was explained that if he were adding a bedroom he would have to adjust the septic system, but this bedroom was already there.

Mr. Proctor raised the question of the Town Ordinance allowing only one other living unit in a house. It is noticeable that Mr. Wood keeps the property in good condition, but where will he get the extra parking space; cut into the lawn? Mr. Doane said that he already has two cars there and that when he went there he pulled in beside Mr. Wood's car. He should be required to provide adequate off-street parking for all persons living in the house.

The Chairman then asked if the Board was ready for a vote. Mr. Proctor

MOVED: That the variance be granted.

SECONDED: By Mrs. Webber

VOTED: In favor - Emery S. Doane  
Harold T. Grant  
Benjamin Pratt  
Ralph H. Proctor  
Carole Webber

Opposed - None

Mr. Proctor also would like to have mentioned in the decision that this variance just voted be conditioned on providing adequate fire escape and adequate off-street parking. The Board was unanimously in favor of these conditions.

Mrs. Webber questioned whether there are any other requirements besides a fire escape, such as a licensed electrician. It was pointed out that there was nothing because we have no building code, but as of this year the State requires that an electrician be licensed.

The Chairman brought up the question of fee. He talked with Mr. Henderson a few days ago about the State statute which says that the petitioner must bear the cost of a hearing, but Mr. Henderson is inclined to believe that it is not a mandatory requirement. The Clerk remarked that Mr. Flanders had taken this matter up with the Selectmen and they preferred to keep it as is even if it does not cover the expense. Mr. Pratt feels it is all right for the town to bear some of the expense as it is for the benefit of the entire town and, therefore, favors keeping the fee at \$15.00.

The Chairman asked how the Board would feel about having a drug store in the Town Hall block. The question would have to come before the Board. The general feeling was that it would be beneficial to the town.

The Chairman remarked that he was glad he did not hear anyone raise the question of whether this Wood variance established a precedent for he considers each case is individual. There was general agreement.

The meeting adjourned at 8:35 P.M.

Respectfully submitted,

*Catherine C. T. Dik*

Catherine C. T. Dik, Clerk