

Sutton Planning Board  
Minutes  
May 13, 2013

Approved \_\_\_\_\_

Present: W. Whittier, R. Largess, S. Paul, T. Connors, D. Moroney, J. Anderson  
Staff: J. Hager, Planning Director

**General Business:**

Motion: To approve the minutes of 5/3/13, T. Connors  
2<sup>nd</sup>: R. Largess  
Vote: 3-0-2, S. Paul and J. Anderson abstained as they were not present at this meeting

**Correspondence/Other:** None

(D. Moroney arrives)

**Public Hearing (Cont.) – Detached Accessory Apartment – 16 Mumford Road – Lavallee**

The general facts of the application were presented. The accessory apartment is proposed at 900 s.f. and it sits approximately 118' from the street partially concealed behind the home. It is separated from the home by about 25-20'. There is public sewer and water. The elevations were reviewed and it was confirmed the unit, with garage doors facing toward the street, appears to be a garage.

T. Connors confirmed this was a single family that was converted to a two family many years ago. He noted the accessory apartment bylaw only appears to allow an accessory apartment with single family homes, not multifamily homes. The owner confirmed the utilities are separately metered.

R. Largess stressed it was built as a single family and looks like a single family home and even has one mailbox. However, the Board unanimously agreed that regardless they can not grant a special permit under the current circumstances.

The Planning Director apologized for not picking up on the fact that the unit was multi family and/or not fully registering the single family language in the bylaw. She noted she knew there were two generations living in the home, but didn't realize the home was considered a two family.

Various options were discussed from converting the main home back to a single family to asking for a bylaw change. The Board said the best course was probably to continue the hearing to allow the applicant to meet with the Planning Director and Building Commissioner to discuss their options.

Motion: To continue the hearing to June 3, 2013 at 7:00 P.M., S. Paul  
2<sup>nd</sup>: R. Largess  
Vote: 6-0-0

Motion: To adjourn, S. Paul  
2<sup>nd</sup>: R. Largess  
Vote: 6-0-0

Adjourned 7:15 P.M.