

Meeting called to order at 5:04pm. Location: Virtual - Zoom

Attendance: Calvin Carr, Douglas Mason, Bill Gran, Jo Travis, Robert Viarengo

Discussion points: Accessory Apartments, re-write existing bylaws to allow detached apartments.

“Accessory Apartment: an additional dwelling unit consisting of no more 1000 square feet of living area in a pre-existing single-family home or on the same lot. An Accessory Apartment may also be in a pre-existing conforming or non-conforming accessory structure such as a garage or barn provided there is no expansion of square footage of the accessory structure. The Accessory Apartment shall be occupied by no more than two people. The owner of the property shall permanently occupy the principal or accessory residence. Adequate off-street parking shall be provided.”

The use table will include special permit for detached apartments, including a site plan review.

PRIVATE ROAD DISCUSSION:

1.2 Enforcement; Buildings or structures, we are adding “on both public and private ways”

As discussed in my comments on our draft minutes, Hawkins has not been issuing permits in Mohawk because of the allegation that this is a sub-division not subject to Town regulations. This was demolished by the findings of Jeffrey Blake *Blake 1/15/19 – Mohawk never received approval as a sub-division*. Therefore, we are only tasked with including the status of private ways in our bylaws.

Relevant Sections of existing bylaws

1.2 Enforcement. The Building Inspector shall administer and enforce this Zoning Bylaws **for non-residential buildings on both public and private ways**. Buildings or structures may be constructed, altered, or changed in use only upon certification by the Building Inspector that such action is in compliance with the then applicable Bylaw and that all necessary permits have been received from those agencies from which approval is required by Local, State, and Federal Law.

4.10

Mohawk Estates Lots: Lots within the subdivision known as “Mohawk Estates” which have been assigned Unit, Block and Lot numbers

Section 9 definitions

Lot - - A plot or parcel of land with frontage on a public way or on an approved subdivision road occupied or capable of being occupied by one principal building and the accessory buildings or use customarily incident to it, including such open spaces as are required by this Bylaw.

Public Way - - Publicly controlled way accepted by the Town, County, State or Federal government for use as a road or street.

We discussed creating a private way bylaw.

Doug moved that we close the meeting, Bill seconded.

Meeting closed at 6:44 pm.

Respectfully Submitted,

Douglas Mason