

Franconia Zoning Board of Adjustment Meeting Minutes

ZBA Members Present: Susan Retz (Chair), Brian Williams, Peter Grote
Absent board members Phil Krill and Mark Hessler

Others Present: Rachel Pluchino, ZBA Secretary, Frank Stegmeier

A meeting and public hearing of the Franconia Zoning Board of Adjustment (ZBA) was held on Wednesday, November 15, 2023, at the Franconia Town Hall.

The meeting was called to order at 5:06pm by Chair Susan Retz and the members introduced themselves to the attendees.

Public Hearing

Application for a variance from Article III, Section 13 A, B, E and G as well as Special Exception of the Franconia Zoning Ordinance filed on August 4, 2023 by Frank Stegmeier, Tax Map 24 Lot 41, Toad Hill Road, for completion of detached, partially built ADU (Accessory Dwelling Unit).

Frank Stegmeier came before the board and gave a brief explanation regarding his intended use of the ADU. Mr. Stegmeier stated it will be used as additional space for family when they visit their second home. Mr. Stegmeier stated that the ADU is partially finished and has both plumbing and electricity. The ADU was built without permit by previous owners.

Dawn Steele inquired about Article 3 Section 13-E as it was not included in the original application and does pertain to the ADU in question.

Article 3 Section 13 – E “Either the principal dwelling unit or the accessory dwelling unit must be owner occupied. The owner must demonstrate that one of the units is their principal place of residence. Both the primary dwelling and the accessory dwelling unit must remain in common ownership. Transfer of either dwelling unit to condominium ownership is not permitted.

Motion made by Peter to add Article 3 Section 13 -E to consider Article 3 Section 13-E without submitted application. Motion approved by the board.

Motion made by Susan to approve all applications and consideration of Article 3 Section 13-E. Motion approved by board with the following conditions:

If unit is rented it must be rented for 1 year minimum
The single family home, and not the ADU, is the principal place of residence in Franconia.

Meeting adjourned at 5:47p.