



OFFICE OF THE  
**BOARD OF APPEALS**  
TOWN OF DUNSTABLE  
TOWN HALL  
511 MAIN STREET  
DUNSTABLE, MA 01827-1313

**Approved  
May 1, 2008**

**MacLean Hearing Minutes  
September 20, 2007**

Members Present: Wes Goss - Chairperson  
Josh West, Member and Clerk  
Judy Thompson, Member  
Alice Ekstrom, Member  
Lisa O'Connell, Recording Secretary & Associate Member  
Al Horton, Associate Member

Petitioners Present: Donald MacLean  
Marcia Walsh

This meeting's intent is to file a decision with the Town Clerk regarding the application submitted by Donald and Beverly MacLean, owners of 828 Main Street, Dunstable, MA for a special permit to add an in-law apartment to an existing residential structure on a nonconforming lot. Refer to section 4.2, 4.3 and 6.2 (g) of the Dunstable Zoning By-laws.

Wes Goss called the meeting to order at 7:34 p.m., introduced the Board members and explained the hearing procedures. Lisa O'Connell read the hearing notice for the record. Mr. Goss informed the petitioner that this was a straight forward hearing and asked the following questions of Mr. MacLean and Ms. Walsh:

Does the apartment have a separate kitchen, separate bathroom, adequate heating, the occupant is a relation by blood or marriage, the owners will be the main occupants of the house and there will be a separate entrance. The appearance of the premises shall remain that of a single family residence and the board will receive written evidence by means of the Dunstable Board of Health of approval verifying the adequacy of water supply for both drinking and sewage disposal. All turnaround and parking areas shall be provided on the lot.

Mr. MacLean and Ms. Walsh answered yes to all of the questions. The addition would be two stories with a garage on the bottom and the apartment on the top. The driveway would go around the back of the addition. The house is a split level design presently. Mr. and Mrs. MacLean will be selling the house to their daughter, Marcia Walsh in about a year's time. The Walsh' will be the residents in the main house and the MacLean's will occupy the in-law apartment. There will be two egresses: one in the front and one in back.

Wes Goss informed the applicants that the Board would need a copy of the architectural drawings for the file once they are completed. He informed them that they would need to come back before the board for a new special permit once the sale had taken place. He informed the applicants that the number of occupants in the in-apartment could not exceed three people, that the use and occupancy of any such apartment other than is authorized by the Board shall be grounds for revocation, the permit must be acted upon within two years of approval, the permit does not transfer with the sale of the house and property for which it was granted, the applicant must file the special permit with the registry of deeds and provide proof to the Town Clerk of Dunstable.

Wes Goss explained the 20 day appeal period from the date of filing the notice of decision in the office of the Town Clerk.

There was no one present to speak for or against the petition.

Wes Goss asked for further questions.

There were none.

Alice Ekstrom motioned to vote to find whether this alteration of a non-conforming structure or lot was not more detrimental to the neighborhood. Judy Thompson seconded the motion and Lisa O'Connell called the roll:

Wes Goss – Not more detrimental  
Josh West – Not more detrimental  
Judy Thompson – Not more detrimental  
Alice Ekstrom – Not more detrimental  
Al Horton – Not more detrimental

Alice Ekstrom motioned to vote to grant or deny a special permit for an in-law apartment added to an existing residential structure to the petitioner. Josh West seconded the motion. Lisa O'Connell called the roll:

Wes Goss – to grant  
Josh West – to grant  
Judy Thompson – to grant  
Alice Ekstrom – to grant  
Al Horton – to grant

The vote to grant the permit was unanimous.

Al Horton motioned to close the hearing. Judy Thompson seconded the motion and all were in favor. The hearing was closed at 7:50 p.m.