

6:55:45 PM - - DENNIS TOWNSHIP CONSOLIDATED LAND USE BOARD - Regular Meeting - August 27, 2020 at 7:00 p.m.

Attendance:

Applications:

MULLINS, BILL & SUSAN - Block 97, Lot 9: Located on Hagen Road in South Dennis in a R-3 (Rural Single Family Residential) District. Applicant seeking a use and density variance to construct a one-bedroom mother-in-law residence in the rear yard behind the existing single family dwelling.

Other Business:

Correspondence:

Discussion:

Resolutions:

ZAPPY, ANTHONY - Block 241, Lot 6.02

Minutes: July 23, 2020

Bills

Adjourn

6:55:45 PM - - Start Recording
6:55:52 PM - - Walsh - call meeting to order
6:56:05 PM - -
6:56:53 PM - - Roll call
6:56:57 PM - - Walsh - first and only application is Bill and Susan Mullins
6:57:32 PM - - Ron Gelzunas, Esquire - attorney for applicants. Requesting to construct mother-in-law residence for parent who is currently in assisted living (Susan's mother). Bill and Susan Mullins, Catherine ~~Lorenz~~ architect are present.
6:58:57 PM - - Battastini - swear in applicants - Susan Mullins, Bill Mullins and Catherine Lorenz.
6:59:57 PM - - Gelzunas - as Lorenz to provide credentials.
7:00:17 PM - - Lorenz - state her credentials.
7:02:02 PM - - Walsh - accept her as expert.
7:02:11 PM - - Gelzunas - as for Ms. Lorenz be able to share screen during presentation. He then asked questions of her.
7:02:40 PM - - Lorenz - has spent time with applicants; Mrs. Bushong (Susan's mother) was one of her first clients when she came to the area. Met with them and discussed how best to provide for mom and still allow her her independence. Came to certain design conclusions.
7:03:59 PM - - Gelzunas -
7:04:03 PM - - Lorentz - took this application seriously, place for her to live, give her independence, and be with family. Showed aerial photo of property (some difficulty on getting it on screen). Hagen Road is a wooded area, the property is heavily wooded, sort of natural buffer along sides of property, tree lined driveway. Showed exact location on property that they want to do construction. Presented another photo showing the property outline and described same. Again, indicated location of proposed cottage and existing home. Proposed cottage would cover less than 1%. Presented another drawing of the property.

Thought of ways as to where cottage should be located and the various possibilities were presented to the Board. Believes that the idea that they came up with best suits the needs that they are trying to meet. Proposed location allows every one to keep eye on each other. There is no access to proposed cottage from the driveway, will have separate entrance; setbacks are maintained. Liveable area is a little over 800 feet and the cottage is a little over 1200 feet. Proposing foyer, living room, screen-in porch, kitchenette, little dining area (most meals will most likely be in main house with rest of family), bathroom with an adult shower, den with open deck, one bedroom. Will be a cozy little house. Elevations are designed so it will be complimentary to the house. Using same type of materials and designs as main house. One story building and designed to be part of the family, designed as a compound. Mom will get to stay with the family. All setbacks are met. Lot coverage is .9%. Will give Mrs. Bushon sense of living independent, but having family right there.

- 7:15:38 PM - - Gelzunas - confirm that she is saying that all requirements of Zoning Ordinance are being met.
- 7:16:06 PM - - Lorentz - yes.
- 7:16:12 PM - - Gelzunas - additional questions.
- 7:16:28 PM - - Lorentz - respond to Gelzunas and confirm previous testimony. Believes that there will be no impact on the surrounding neighbors as property is well buffered. Could add another bedroom to the main house, but this is more than a bedroom - it's independence. Would have to make other considerations if it was just adding a bedroom to the house. This is actually a mother-in-law suite, just not added onto the house.
- 7:20:15 PM - - Gelzunas - knows there is a concern that once something like this is approved, that it could then be rented out to "strangers" in the future.
- 7:20:51 PM - - Lorenz - there is no driveway to the main house and any tenant would have to walk by the main house. Believes the proposal enhances the main house and there is no negative impact.
- 7:22:32 PM - - Gelzunas - questions to Susan Mullins.
- 7:22:46 PM - - Susan Mullins - proposal is near and dear to her and her husband's heart. Relatively new residents of Dennis Township - moved here in 2015. Moved here with plan that this where the would age in place. Father recently passed and Mom needs some support. Have lived together in the past, so this seemed light a normal evolution to bring Mom into the space that they call home.
- 7:24:29 PM - - Gelzunas - ask for questions.
- 7:24:40 PM - - Penrose - does support secondary dwellings as long as they don't overwhelm main building. Concern that it be limited to exactly what is being proposed and how do they propose to provide access to construction contractors.
- 7:25:55 PM - - Susan Mullin - believe that they will have ability to go around pool area in a temporary driveway.
- 7:26:25 PM - - Bill Mullins - over past 3 to 4 years have been removing trees from property for safety reasons and believe that more trees can be removed in order to permit contractors access for construction.
- 7:27:09 PM - - Penrose - can also see a driveway showing up that they don't have to come to Board for.
- 7:27:35 PM - - Bill Mullins - they are very private people. One of the things they indicated in design was that there not be a driveway to the structure. Realize that contractors will need access, but doesn't want to lose trees.
- 7:28:41 PM - - Gelzunas - ask applicant if heavy equipment will be necessary in construction.
- 7:29:12 PM - - Lorenz - will have to dig foundation and pour concrete; they

have long extensions for pouring of concrete; and can probably carry other materials in.

7:30:19 PM - - Gelzunas - have hired Brian Murphy with regard to septic design.

7:31:14 PM - - Susan Mullins - well is in front yard.

7:31:23 PM - - Gelzunas - refer Board to Fralinger's report to respond to question asked.

7:31:59 PM - - Lorenz -

7:32:04 PM - - Susan Mullins - describe where existing septic is located.

7:32:42 PM - - Gelzunas - shared plan prepared by Brian Murphy and described same

7:33:45 PM - - Watson -

7:33:54 PM - - Susan Mullins - confirmed that is one bedroom, although plan shown shows 2

7:34:25 PM - - Gelzunas - cottage is designed to be in close quarters to the main house on purpose so that they can keep eye on each other; property could be deed restricted to avoid issues

7:36:16 PM - - Watson - has seen 5 other mother-in-law apartments approved in the Township and each has been deed restricted to it being a family member living in the premises and have even gone out as far as cousins. This is how the Board has always done it.

7:37:22 PM - - Gelzunas -

7:37:25 PM - - Susan Mullins - would be perfectly fine in restricting the deed that no one other than a family member living there. Cottage will have a microway, refrigerator and sink; doesn't want her mother cooking; wants her close and to be part of family gatherings; will certainly work with whatever options and will limit to family members.

7:39:06 PM - - Watson - sounds good.

7:39:13 PM - - Bill Mullins - prefer to have her with them as a family member and having dignity and will go to whatever measures necessary to get her on their property.

7:39:53 PM - - Batastini - any additional questions

7:40:10 PM - - Board member - how far is existing door from the proposed dwelling's door.

7:40:29 PM - - Lorenz - about 50 or so feet

7:40:58 PM - - Gelzunas

7:41:03 PM - - Batastini - any other questions

7:41:11 PM - - Board Member - question regarding set backs

7:41:31 PM - - Lorenz - response

7:42:09 PM - - Batastini - any other questions, none, ask Fralinger for his report

7:42:23 PM - - Fralinger - engineer's report.

7:44:03 PM - - Batastini - if no other questions, open to public, no public comment, close to public. Ask Gelzunas to identify briefly the positive and negative criteria.

7:45:04 PM - - Gelzunas - providing housing for elderly relative; no impact on surrounding properties - state reasons; if connected to existing structures, would be permitted; no other way to attach to existing house and maintain privacy, etc.; no increase in intensity of use of the property - just another bedroom and kitchenette - which is just pulled away from the main structure instead of being attached. Applicants are willing to have deed restriction put in place to limit use to family member.

7:49:34 PM - - Batastini - deed restriction would be limited to family members, including cousins and no rent will be charged. Ask for further questions from Board. None. Present form motion to approve application.

7:50:27 PM - - Watson - motion

7:50:35 PM - - Walsh - second

7:51:49 PM - - Roll call - all members voting voted in the affirmative.

7:52:14 PM - - Turner - thank applicants and professionals for excellent presentation.

7:52:38 PM - - Batastini - Zappy Resolution

7:53:07 PM - - Cowan - motion to approve
7:53:19 PM - - Penrose - second
7:54:00 PM - - Roll call - all voted in the affirmative
7:54:14 PM - - Batastini - minutes for 7/23/20 - passed
7:54:33 PM - - Bills
7:54:46 PM - - Turner - Motion
7:54:54 PM - - Hope - second
7:55:33 PM - - All voted in the affirmative.
7:55:53 PM - - Batastini - members should go home feeling good about approving application.
7:56:47 PM - - General discussion among Board members.
7:56:57 PM - - Meeting adjourned
7:57:17 PM - - Stop Recording