



**Town of Whitingham  
Zoning Board of Adjustment**

**MINUTES OF DECEMBER 14, 2023 PUBLIC HEARING**

**Call to Order. Additions or Changes to Agenda:**

Marshall Dix called the meeting to order at 6:30pm. There were no additions or changes to the agenda.

**Hearing of visitors (for concerns not on the agenda)**

None

**Attendees:**

ZBA members: Marshall Dix, Chair; Troy Felisko, and Lyman Tefft

Zoning Administrator/ZBA Clerk: Gig Zboray

Applicant: John Hutchinson

Others: Hugh and Lynn Connelly, abutters

Introductions were made around the room.

Open Hearing Mr. Dix opened the hearing, receiving permission to dispense with reading the warning.

**Zoning Application W-61-23**

Applicant to explain what they are asking for Mr. Hutchinson has a tiny house on his property for use by his children when they come to visit occasionally. The tiny house has no septic or water, so it is more of a primitive camp than an accessory dwelling. Because the structure is on wheels, he was initially unaware that a permit was needed. The front setback is required to be 65' from the center of the road, but the structure sits 55' from the center of the road. The tiny house is behind a stone wall and a row of bushes. It does not impede the town's right of way. He is requesting a waiver to allow it to stay where it is. Mr. Hutchinson says he has no desire to rent the tiny home. He says there is no way that his kids would come spend more time than allowed for a primitive camp.

Hear from all concerned Mr. and Mrs. Connelly have no problem with the application.

Close hearing Mr. Dix closed the hearing at 6:58pm

**Decision**

After discussion, **a motion was made by Marshall Dix to approve the application with the condition that the tiny house will never be used as a rental unit, seconded by Troy Felisko, all in favor.**

**Adjourn**

Meeting adjourned at 6:56pm.

Respectfully submitted, *Gig Zboray*, ZBA Clerk