



**Stratham Zoning Board of Adjustment
Meeting Minutes
November 22, 2022
Municipal Center
Time: 7:03 PM**

Members Present: Drew Pierce, Chairman
Richard Goulet, Full Time Member
Bruno Federico, Full Time Member

Members Absent: Brent Eastwood, Member
Phil Caparso, Alternate

Staff Present: Jim Marchese, Code Enforcement Officer/Building Inspector

1. Call to Order/Roll Call/Seating of Alternates

Mr. Pierce called the meeting to order and took roll call. The Board had three members present. Mr. Pierce asked if there was a motion to nominate a Vice-Chairperson. Mr. Federico nominated Mr. Goulet and Mr. Pierce seconded the motion. All were in favor and the motion carried unanimously.

2. Approval of Minutes

a. May 24, 2022

Mr. Goulet made a motion to accept the meeting minutes from May 24, 2022 as submitted. Mr. Federico seconded the motion. Motion carried unanimously.

3. Public Hearing:

- a.** Case #666, Stratham retail Management, LLC 30200 Telegraph Road Suite 205 Bingham Farms MI regarding 23 Portsmouth Avenue, Map 4 Lot 13, Gateway Commercial Business District. Mr. Pierce stated that an email was submitted to delay the hearing of Case #666 until the next meeting on December 13th, 2022. Mr. Piece made the motion to accept the change of hearing and Mr. Goulet seconded. Motion carried unanimously.
- b.** Case #665, Emily Sellers, of 7R Lovell Road, Map 22, Lot 50 Manufactured Housing/Mobile Home Zoning District. The applicant requested a Special Exception from Article V: Supplementary Regulations; Section 5.12: Home Occupations of the Stratham Zoning Ordinance to allow a doggie daycare facility for up to 4 dogs. Mr. Piece stated that the applicant asked to continue the hearing to the next meeting on December 13th, 2022. Mr. Marchese reminded the applicant that they would need to submit an application to obtain a

45 variance for a kennel if they were to allow more dogs, and then once approved apply for a
46 home occupation application. Mr. Goulet made the motion to extend application #665 to the
47 December 13th, 2022 meeting. Mr. Pierce seconded the motion. Motion carried unanimously.
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49 Mr. Marchese mentioned that the timeframe for variance application may extend beyond the
50 next meeting. The applicant acknowledged this. Mr. Goulet made the amended motion to
51 extend application #665 to continue at a future meeting. Mr. Piece seconded the motion.
52 Motion passed unanimously.
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54 **4. New Business:**

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56 Mr. Pierce stated that Erik Herring and Phil Caparso's terms will expire at the end of the year. It
57 was recommended that both parties reapply for re-appointment through the Select Board. Mr.
58 Marchese stated that Mr. Herring is now a member of the school board so he will not continue on
59 the Zoning Board.
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61 **5. Adjourn**

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63 Mr. Goulet made a motion to adjourn the meeting. Mr. Pierce seconded the motion. Motion carried
64 unanimously.
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74 *Note(s):*

- 75 1. *Materials related to the above meeting are available for review at the Municipal Center during normal business hours. For more information,*
76 *contact the Stratham Building/Code Enforcement Office at 603-772-7391 ext.180.*
- 77 2. *The Zoning Board of Adjustment reserves the right to take items out of order and to discuss and/or vote on items that are not listed on the*
78 *agenda.*
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