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**Stratham Zoning Board of Adjustment
Meeting Minutes
April 27, 2021
Municipal Center/Virtual Meeting/Conference Call
Time: 7:05 PM**

8 **Members Present:** Bruno Federico, Full Time Member – Acting Chair
9 Amber Dagata, Full Time Member (via conference call)
10 Richard Goulet, Alternate
11

12 **Members Absent:** Garrett Dolan, Chairman
13 Phil Caparso, Vice-Chair
14 Drew Pierce, Full Time Member
15

16 **Staff Present:** Shanti Wolph, Code Enforcement Officer/Building Inspector
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18 **1. Call to Order/Roll Call**
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20 Mr. Federico, Acting Chair, called meeting to order and took roll call.
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22 **2. Approval of Minutes**
23

24 **a. March 23, 2021**
25

26 Mr. Goulet made a motion to accept the March 23, 2021 meeting minutes as submitted. Ms.
27 Dagata seconded the motion. Motion passed unanimously.
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29 **3. Public Hearing(s)**
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- 31 1. Case #658, Lester and Cathy Carbonneau, 83R Bunker Hill Avenue, Map 10, Lots 6 & 7,
32 Residential Agricultural Zoning District, represented by Ray Bisson of Stonewall Surveying,
33 P.O. Box 458, Barrington, NH 03825.
34

35 The applicant requests a Variance from Section 4, Article 2, of the Stratham Zoning
36 Ordinance in order to create a new buildable lot with zero frontage on Bunker Hill Avenue.
37

38 Mr. Federico stated the applicant has requested a continuance to the next meeting scheduled
39 for May 11, 2021 at 7:00 pm.
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41 Mr. Goulet made a motion to continue Case #658 to a date specific of May 11, 2021. Ms.
42 Dagata seconded the motion. Motion carried unanimously.
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- 45 2. Case #657, Jacqueline Reppucci, 73 Willowbrook Avenue, Map 23, Lot 18, Manufactured
46 Housing/Mobile Home Zoning District.
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48 The applicant requests a Special Exception as specified in Section 5, Article 13 and Section
49 13, Article 8.2, of the Stratham Zoning Ordinance to allow a Home Occupation, the proposed
50 use is small group fitness classes.
51

52 Ms. Reppucci explained she is requesting approval to provide a small fitness group of
53 approximately eight (8) people in the driveway of her home. Several of Ms. Reppucci's
54 former YMCA class participants have requested she start these classes, outdoor, at her home.
55 Ms. Reppucci stated Mr. Wolph came to her property for a site visit to discuss the parking and
56 area where the classes will be held. Ms. Reppucci stated all parking will be on her property
57 and there will be no on-street parking. Ms. Reppucci explained to the board where the
58 stations will be located on her current driveway. There will be sanitizer available at the
59 stations and all COVID guidance will be followed. The music will be at an acceptable level
60 as to not disturb the neighbors. Ms. Reppucci stated the hours of operation will be 7:00 am-
61 7:00 pm with 2-3 classes per day, 3 days per week. Ms. Reppucci explained she spoke with
62 her neighbor, who is in agreement with her proposal, and they agreed to keep open
63 communication if an issue happened to arise. Ms. Reppucci stated this program will only be
64 marketed by "word of mouth", there will be no signage, and she prefers to keep it small.
65

66 Mr. Federico questioned if the classes are being proposed for the summer months or full year.
67 Ms. Reppucci stated the classes will only be held during nice weather and once the weather
68 turns cold she will not hold classes. Mr. Goulet asked for clarification on the days, times, and
69 hours for the classes. Ms. Dagata questioned if there will be music. Ms. Reppucci stated yes.
70 Mr. Goulet questioned what the music will be played on. Ms. Reppucci stated her phone.
71 Mr. Federico asked if the abutters were noticed. Mr. Wolph stated yes. Ms. Reppucci stated
72 she has spoken to several neighbors who approve of her proposal. Mr. Federico asked for
73 clarification of where the cars will be parked. Ms. Reppucci stated the cars will be on a small
74 portion of the grass and the driveway. Mr. Wolph stated the applicant proposed parking on
75 the asphalt and the site review determined a firetruck would not be able to go through the
76 middle without causing serious damage to vehicles. The final determination was for cars to
77 park on the grass, if needed, otherwise they would park on the asphalt while leaving the width
78 for a firetruck to get through. Mr. Wolph explained to the board there is ample parking on the
79 site.
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81 Mr. Federico opened the hearing up for public comment. Mr. Federico read the letter received
82 from the O'Neil's, 71 Willowbrook Avenue, in support of the business.
83

84 Mr. Federico made a motion to close the public hearing and move to deliberations. Ms.
85 Dagata seconded the motion. Motion passed unanimously.
86

87 17.8.2 Special Exceptions: 88

- 89 i. Standards provided by this Ordinance for the particular use permitted by special exception;
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91 Mr. Federico stated the applicant is not changing the property because the business will be
92 held in the driveway. Mr. Goulet and Ms. Dagata agreed.
93

- 94 ii. No hazard to the public or adjacent property on account of potential fire, explosion, or
95 release of toxic materials;

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97 Mr. Federico stated hazard waste will be used and will only be an exercise program held
98 outdoors in the driveway. Mr. Goulet and Ms. Dagata agreed.

- 99
100 iii. No detriment to property values in the vicinity or change in the essential characteristics of
101 a residential neighborhood on account of the location or scale of buildings and other
102 structures, parking area, access ways, odor, smoke, gas, dust, or other pollutant, noise,
103 glare, heat, vibration, or unsightly outdoor storage of equipment, vehicles or other
104 materials;

105
106 Mr. Federico stated there will be nothing to violate the central character of the
107 neighborhood. Mr. Goulet & Ms. Dagata agreed.

- 108
109 iv. No creation of a traffic safety hazard or a substantial increase in the level of traffic
110 congestion in the vicinity;

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112 Mr. Federico stated the applicant is limiting the class size to eight (8) cars which will all be
113 parking on the applicant's property and does not find an issue with traffic or safety hazard.
114 Mr. Goulet requested a condition regarding the number of cars be placed on the approval.
115 The board agreed there is no traffic safety hazard and a condition will be placed on the
116 approval.

- 117
118 v. No excessive demand on municipal services, including, but not limited to, water, sewer,
119 waste disposal, police and fire protection, and schools;

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121 Mr. Federico stated the only concern would be safety from a police and fire protection
122 standpoint. Mr. Federico recommended the board put a condition on the approval for the
123 access to the building for emergency vehicles or a medical emergency. Mr. Goulet and
124 Ms. Dagata agreed.

- 125
126 vi. No significant increase of storm water runoff onto adjacent property or streets.

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128 Mr. Federico stated there will be no building or alterations to the property so this will not
129 be an issue. Mr. Goulet and Ms. Dagata agreed.

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131 Ms. Dagata motioned to approve the Special Exception for Home Occupation of 73
132 Willowbrook Avenue, Map 23, Lot 18, as specified in Section 5, Article 13 and Section 13,
133 Article 8.2, of the Stratham Zoning Ordinance, to allow small group fitness classes as specified
134 in the application presented by Jacqueline Reppucci and to include the conditions listed below.

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136 Conditions:

- 137 1) No on-street parking will be allowed.
138 2) The applicant must maintain proper space for emergency vehicle to access from the street
139 to the building.

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141 Mr. Goulet seconded the motion. Motion passed 3:0.
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143 Mr. Federico reminded the applicant there is a 30 day appeal process from the date of this
144 hearing and moving forward within those 30 days is at the risk of the applicant.
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146 **4. New Business**

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148 Mr. Federico asked for clarification of the location of Case #658. Mr. Wolph stated property is
149 located to the left of the new duplex being built. Mr. Wolph explained the two parcels were
150 recently subdivided to make them more conforming. One parcel is over 10 acres with 175 feet of
151 frontage, the second parcel is 2.4 acres with 50 feet of frontage. The applicant would like to give
152 his son some acreage for a home but the problem is there would be no access or frontage for the
153 parcel. Mr. Wolph did not want to go into further detail without the applicant in attendance.
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155 **5. Other Business**

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157 Mr. Wolph stated Mr. Dolan will be moving out of the Town of Stratham in June and the
158 Chairmanship will be open. The board is actively seeking additional members; an alternate and a
159 full member. The board will need to decide the new Chairman.
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161 **6. Adjournment**

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163 Mr. Goulet made a motion to adjourn at 8:00 pm. Mr. Federico seconded. Motion passed
164 unanimously.
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187 *Note(s):*

- 188 1. *Materials related to the above meeting are available for review at the Municipal Center during normal business hours. For more information,*
189 *contact the Stratham Building/Code Enforcement Office at 603-772-7391 ext.180.*
- 190 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*
191 *agenda.*