



**Stratham Zoning Board of Adjustment
Meeting Minutes
July 10, 2018
Municipal Center, Selectmen's Meeting Room
10 Bunker Hill Avenue
Time: 7:00 PM**

Members Present: Garrett Dolan, Chairman
Bruno Federico, Full Time Member
Phil Caparso, Full Time Member
Tana Ream, Alternate

Members Absent: Deidre Lawrence, Full Time Member

Staff Present: Mark Morong, Building and Zoning Official

1) Call to Order/Roll Call

Chairman took roll call and explained the procedure of the hearing to the applicants. Mr. Dolan asked Ms. Ream if she would be a voting member for this meeting. Ms. Ream agreed.

2) Approval of Minutes

a. May 22, 2018

Mr. Federico made a motion to approve the May 22, 2018 meeting minutes with Scribner errors corrected. Ms. Ream seconded the motion. Motion carried unanimously.

3) Public Hearing(s)

a. Case #639, Ashleigh Sullivan, 6 Laurel Lane, Map 21 Lot 16, Residential/Agricultural Zoning District. This is a public hearing whereby the applicant requests a Special Exception from Article V: Supplementary Regulations, Section 5.13: Home Occupations of the Stratham Zoning Ordinance to allow the applicant to conduct a carpet cleaning business from her home.

Mr. Caparso made a motion to open the public hearing. Mr. Dolan seconded the motion. Motion carried unanimously.

45 Ashleigh Sullivan, 6 Laurel Lane, explained that she would like to have a home occupation to run
46 a carpet cleaning business from her home. Ms. Sullivan stated there will be two vans, with a
47 company logo, parked on the property. Mr. Federico questioned where the vehicles are currently
48 stored on the property. Ms. Sullivan stated the business currently is operated out of a residence in
49 Newfields, NH Ms. Sullivan explained there is an existing 2-car garage on the property where the
50 vans will be parked and occasionally parked in the yard. Mr. Dolan asked if Ms. Sullivan is
51 requesting additional signage. Ms. Sullivan stated no. Mr. Caparso asked if the current office in
52 the residence will be used as the business office. Ms. Sullivan stated yes. MR. Dolan asked if
53 there will be outside storage of materials. Ms. Sullivan stated no. Mr. Federico questioned if
54 hazardous materials are used. Ms. Sullivan stated no and the State of NH has approved the use of
55 the chemicals used. Mr. Caparso asked the size of the office. Ms. Sullivan stated the existing
56 office space is 10x10 in a room over the garage. Ms. Ream asked how many vehicles will be on
57 the property at all times. Ms. Sullivan stated the most that would ever be on the property would be
58 five (5); two (2) personal vehicles and three (3) vehicles related to the business. Mr. Dolan asked
59 Mr. Morong if he has any building or zoning concerns on for application. Mr. Morong stated he
60 does not have any concerns with regard to building codes. Mr. Caparso expressed concern with
61 the signage issue with the vehicles. Mr. Dolan stated that if the board makes a condition that the
62 vehicles remain in the garage while on the property and they are found not to be parked in the
63 garage this would be grounds for enforcement. Mr. Federico asked Ms. Sullivan to explain the
64 layout of the house and the screening of the property. Ms. Sullivan explained the layout and
65 screening for the board. Ms. Ream stated a neighbor has concerns with more traffic on the road.
66 Ms. Sullivan stated the one van will go out with two employees and the parking behind the yard
67 screening. Mr. Caparso questioned how many bedrooms are in the residence. Ms. Sullivan stated
68 three (3). Ms. Ream stated there is concern with where the potential garage would be located due
69 to the possible wetlands. Mr. Morong stated if a permit was received for the potential garage, the
70 building department would only issue the permit with the proper setback from the wetlands, if
71 they exist. Mr. Federico stated one of the neighbor's concerns is vehicles parking on the street.
72 Ms. Sullivan stated at night there will be five (5) vehicles on the property with three (3) in the
73 garage and during the day four (4) vehicles with two (2) inside the garage.

74
75 Mr. Caparso made a motion to close the public hearing for comments. Mr. Federico seconded the
76 motion. Motion passed unanimously.

77
78 Mr. Caparso stated the applicant has a three (3) bedroom house and the amount of vehicles on the
79 property is not unusual for the size of the residence. Mr. Caparso would like a condition for the
80 approval to state there be no parking on the street and the company vehicles remain in the garage
81 at night so there is no signage on the property. Ms. Ream stated the company is not allowed more
82 than two (2) employees and if the company grows it will no longer be allowed in a residential
83 neighborhood.

84
85 17.8.2.c. Special Exceptions: shall meet the following standards:

- 86 i. Standards provided by this Ordinance for the particular use permitted by special exception;
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Mr. Dolan stated this application meets the standards of the ordinance because it conforms to the dimensional, occupancy, and employee requirements which meets the requirements of the Special Exception. The board unanimously agreed.

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

Mr. Caparso stated this application complies due to being a highly regulated industry and as long as the applicant is in compliance with the state standards they would comply with the town standards. The board agreed unanimously.

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

Mr. Dolan stated this has been addressed with the existing screening and the condition of approval that the company vehicles with signage and/or logos will be garaged at night. Mr. Caparso stated the vehicles on the property as well as the parking is no more than what a three (3) bedroom home would have with the residents that live there. The board agreed unanimously.

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

Mr. Dolan stated this is satisfied with the one trip each way during the day, two (2) employees traveling in one (1) van and no more congestive than the normal household with three (3) teenage kids. The board agreed unanimously.

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

Mr. Dolan stated this application has no impact on any of these municipal services. The board agreed unanimously.

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

Mr. Dolan stated that even the creation of additional parking area this will not present a problem with storm water runoff. The board agreed unanimously.

17.8.2. d. Special Exception Approvals: may be subject to appropriate conditions including the following:

- i. Front, side, or rear yards in excess of the minimum requirements of this Ordinance;

Mr. Dolan stated this has been addressed in the presentation.

- 132 ii. Screening of the premises from the street or adjacent property by walls, fences, or other
133 devices;

134 Mr. Dolan stated there is existing screening and adequately addressed.
135

- 136 iii. Modification of the exterior features or buildings or other structures;

137 Mr. Dolan stated this does not apply to this application.

- 138 iv. Reasonable limitations on the number of occupants and methods and times of operation;

139 Mr. Dolan stated the hours of operation will be 8:00 am – 5:00 pm which is not out of
140 normal business hours.

- 141 v. Grading of the premises for proper drainage;

142 Mr. Dolan stated this does not apply to this application.

- 143 vi. Regulation of design of access drives, sidewalks, and other traffic features;

144 Mr. Dolan stated this does not apply to this application.

- 145 vii. Regulation of the number, size, and lighting of signs more stringent than the requirements of
146 this Ordinance.

147 Mr. Federico stated there will be no signage and the signage on the company vehicles has
148 been addressed as a condition of approval.
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150 Mr. Dolan stated that the six (6) criteria for the Special Exception has been unanimously met
151 by the board and a motion to GRANT the Special Exception is in order.
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153 Ms. Ream made a motion to GRANT the Special Exception request from Article 5, Section
154 5.13 Home Occupations of the Stratham Zoning Ordinance in Case #639 by Ashleigh Sullivan
155 to allow the applicant to conduct a carpet cleaning business from her home at 6 Laurel Lane,
156 Map 21 Lot 16, and said Special Exception be GRANTED with the following conditions:
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- 158 1. There shall be no on-street parking of employee or company vehicles allowed.
159 2. All company vehicles with signage or logo must remain garaged at night.
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161 Mr. Caparso seconded the motion. Motion carried unanimously.
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163 Mr. Dolan stated the applicant has 30 days to appeal and any work done prior to the 30 day
164 appeal period is done at the applicant's risk.
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166 **4) Miscellaneous.**
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- 168 a. Mr. Federico noted, for the record, that the Mark Morong, Building Inspector/Code Official is
169 retiring and this is will be his last meeting. The board wished Mr. Morong well and thanked
170 him for his service.
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5) Adjournment

Mr. Caparso made a motion to adjourn at 7:37 pm. Mr. Federico seconded the motion. Motion carried unanimously.