

**LONDONDERRY ZONING BOARD OF ADJUSTMENT
268B MAMMOTH ROAD
LONDONDERRY, NH 03053**

MINUTES FROM 12/19/18 MEETING

The meeting was called to order at 7:00 p.m. Members introduced themselves. The following members were present: Neil Dunn, Chair; Jacqueline Benard, Vice Chair; Jim Tirabassi, Clerk; Suzanne Brunelle, member; Bill Berardino, member and Brendan O'Brien, alternate member. Also, in attendance were Richard Canuel, Chief Building Inspector, Health Officer, Zoning Administrator & Code Enforcement Officer; Brad Anderson, Code Enforcement Officer, Laura Gandia, Associate Planner and Beth Morrison, Recording Secretary. Chairman Dunn reviewed the hearing procedures.

I. APPROVAL OF MINUTES

J. Tirabassi made a motion to accept the November 28, 2018, minutes as presented.

Motion was seconded by J. Benard.

Motion was granted, 5-0-0.

II. REPORT BY TOWN COUNCIL – N/A

III. PUBLIC HEARING OF CASES

A. CASE NO. 12/19/18-1: Request for a variance from LZO 2.3.1.3.B.2 to allow a duplex on a 15 acre lot with only 85 feet of frontage where 200 feet of frontage on a Class V or better road are required, 17 Dan Hill Road, Map 2 Lot 46, Zoned AR-1, Brenda E. Carver Revocable Trust (Owner) and Cedar Crest Development (Applicant)

J. Tirabassi read the case into the record noting there were no previous cases. George Chadwick, from Bedford Design Consultants, 177 E Industrial Park Dr, Manchester, NH addressed the Board. G. Chadwick stated that they are proposing building a duplex on 15 acres of land with approximately 85 feet of frontage on an existing Class V, Danhill Road. He noted that the parcel predates zoning, as the parcel is over one hundred years old and predates the town's zoning ordinance. He said the ordinance requires 200 feet of frontage and read the definition of frontage from RSA 674:41. He said that he believes the existing 85 feet of frontage on the existing road allows for adequate access for the parcel for both private and emergency vehicles.

He then reviewed the five criteria for the granting of the variance:

- (1) The granting of the variance is not contrary to the public interest: because it will not alter the essential character of the neighborhood and the proposed use will not violate the purpose of the ordinance as the use is allowed in an AR-1 zone.
- (2) The spirit of the ordinance is observed: because the intent of the ordinance is to give reasonable access to the property, which has been provided via the current 85 feet of frontage.
- (3) Substantial justice is done: because the loss to the applicant would be more than any gain to the general public.
- (4) Values of surrounding properties are not diminished: because the applicant proposes to invest substantial money into the property, which would not negatively impact the surrounding property values.
- (5) There is no fair and substantial relationship exists between the general public purpose of the ordinance provision and the specific application of that provision to the property because the property is unique because the lot is 15 acres without the minimum frontage required to construct a home for which it has been zoned and the parcel predates the zoning ordinance. He stated that the proposed use is a reasonable one.

Chairman Dunn asked for public input. N. Dunn stated that he drove by the parcel and had trouble turning around, so he wondered how an emergency vehicle would handle this. He asked if this would go to the Planning Board for review. R. Canuel stated this would not go to the Planning Board, as this is residential use. N. Dunn asked about Fire Department review. R. Canuel said that the Board could condition the granting of the variance upon approval by the Fire Department for adequate vehicle access. G. Chadwick said that there are existing houses on this street currently and they have adequate emergency vehicle access.

Richard Costa, 10 Michelle Lane, addressed the Board with questions. R. Costa asked for more clarity regarding where the duplex will exactly be built in relation to his house. G. Chadwick reviewed the plan with R. Costa noting exactly where the duplex would be built. He said that the duplex would be approximately 1000 feet away from his house. R. Costa asked if more houses would be built in the future. G. Chadwick said no other houses can be built, just the duplex they are requesting tonight.

The Board closed public input and began its deliberation.

- (1) The variance would not be contrary to the public interest: because it would not alter the essential character of the neighborhood and is an allowed use.
- (2) The spirit of the ordinance would be observed: because it would not alter the essential character of the neighborhood.

- (3) Substantial justice would be done: because the loss to the applicant is greater than any gain to the public.
- (4) Values of the property would not be diminished: because it would not alter the essential character of the neighborhood.
- (5) There is no fair and substantial relationship that exists between the general public purposes of the ordinance provision and the specific application of that provision to the property: because the property is unique as it existed before the town's zoning ordinance and is different from all the other houses on the street. The proposed use is a reasonable one.

J. Benard made a motion in CASE NO. 12/19/18-1 to grant a request for a variance from LZO 2.3.1.3.B.2 (LZO 4.2.1.2.B.2 as amended) to allow a duplex on a 15 acre lot with only 85 feet of frontage where 200 feet of frontage on a Class V or better road are required, 17 Dan Hill Road, Map 2 Lot 46, Zoned AR-1, Brenda E. Carver Revocable Trust (Owner) and Cedar Crest Development (Applicant) with the condition that the applicant obtain fire department review and approval for access and safety.

Member S. Brunelle seconded the motion.

The motion was granted, 5-0-0. The applicant's request for a variance was granted with conditions.

B. CASE NO. 12/19/18-2: Request for an appeal of administrative decision from the Code Enforcement Officer's determination that the use at 51 Harvey Road is a sexually orientated business/sexual encounter center, 51 Harvey Road, Map 14 Lot 44-4, Zoned IND-2, Bicchieri Family Revocable Trust (Owner) and Unity NH, LLC & Alanna Beauregard (Applicants)

N. Dunn recused himself for this case. B O'Brien was made a voting member and J. Benard was made Chair. J. Tirabassi read the case into the record noting no previous zoning cases. J. Benard said that the Board reviewed the request for an appeal with the town attorney. She said the Board is vacating the administrative decision and is making no finding about whether the business is a sexually oriented business, sexual encounter center or a community center. She said the Board has determined that the administrative decision lacks a sufficient evidentiary basis and sufficient information to provide notice of specific allegations and findings and therefore an opportunity for the applicant to be heard.

C. CASE NO. 12/19/18-2a: Request for a variance from LZO 2.2 Table of Uses to allow a community center or sexually orientated business as determined by Case No. 12/19/18-2, 51 Harvey Road, Map 14 Lot 44-4, Zoned IND-2, Bicchieri Family Revocable Trust (Owner) and Unity NH, LLC & Alanna Beauregard (Applicants)

N. Dunn recused himself for this case. B O'Brien was made a voting member. J. Benard was made Chair. J. Tirabassi read the case into the record noting no previous cases. J. Benard informed the applicant that her proposed use does not meet the Town's definition of a community center. The applicant, Alanna Beauregard, addressed the Board and disagreed claiming that her use is a community center. J. Benard provided the applicant with the Town's definition of a community center as follows: "a building to be used as a place of meeting, recreation or social activity and not operated for profit, and in which alcoholic beverages are not normally dispensed or consumed." J. Benard asked the applicant if Unity NH, LLC operates for profit and the applicant responded that it does. J. Benard then reaffirmed that her proposed use does not fit the definition of a community center slot, and asked if A. Beauregard wanted to proceed as a sexually oriented business. A. Beauregard said that she would like to proceed as a sexually oriented business. She said that she believes Unity NH, LLC to be unique. She stated that she understands that when the public hears LGBTQ or BDSM, most people think sexually oriented right away; however, Unity NH LLC is a safe place for people of all different lifestyles to come, learn, grow, meet friends, ask questions and have a safe place. She felt that the location is ideal because it is off the beaten path with less foot traffic. She noted that they have never caused any issues or had any problems. She said they would like to stay in Londonderry, but could go to Manchester or Derry. She stated that they do not serve alcohol and noted that they are next to a brewery. She then reviewed the five criteria for the granting of the variance:

- (1) The granting of the variance is not contrary to the public interest: because Unity NH, LLC is surrounded by residential or industrial areas and would not detract from the neighborhood.
- (2) The spirit of the ordinance is observed: because it allows people to gather for a small fee that is used to maintain a business, staff, maintenance and instructors as needed.
- (3) Substantial justice is done: because there is no other center like this located nearby and provides a safe place for LGBTQ people to come together.
- (4) Values of surrounding properties are not diminished: because Unity NH LLC prides itself on being very discreet and people passing by on the street do not know it even exists.
- (5) There is no fair and substantial relationship exists between the general public purpose of the ordinance provision and the specific application of that provision to the property because it is not like the industrial buildings it is surrounded by and should be considered a commercial establishment as a safe place for LGTBQ lifestyles, as people travel from Connecticut and Rhode Island to come here. She stated the proposed use is a reasonable one.

Chairwoman Benard asked for questions from the Board. S. Brunelle impressed upon the applicant the need to meet all five variance criteria and asked the applicant what makes this property unique. A. Beauregard said the property is off the beaten path in a low traffic area. S. Brunelle stated she does not see anything unique about her property when compared to all the other properties in this industrial

zone. Chairwoman Benard asked for clarification on what type of business Unity NH, LLC is. A. Beauregard said that they have social gatherings, educational classes and monthly meetings. Chairwoman Benard asked what Unity NH LLC rents. A. Beauregard said they rent out space for people who wish to use the space and teach classes. Chairwoman Benard asked what the hours of operation were. A. Beauregard said there are no set times and are open for events or classes. She noted that most classes are on Friday and Saturday starting at 6 p.m. and stopping at 8 p.m. or 9 p.m. Chairwoman asked how many customers she has. A. Beauregard said the largest event might be 15 people and five for a smaller event. Chairwoman asked how many staff members she had. A. Beauregard said she can afford herself right now for staff and otherwise relies on volunteers. B. Berardino asked if this business was a dungeon or dominatrix style place. A. Beauregard said it was a BDSM or alternative lifestyle place. B. Berardino said it appeared to be a for profit place geared up towards prostitution. A. Beauregard said that BDSM and prostitution are not the same thing. A. Beauregard stated that there is no sexually activity allowed and they are not a sex club. B. Berardino asked about the bodily fluid mentioned on the website. A. Beauregard said that sweat would classify as bodily fluid. B. O'Brien asked why she chose this location, as he agrees with S. Brunelle about there being no uniqueness to this property when compared to others around it. A. Beauregard said she chose the property because it was close to the airport and off the beaten path with low foot traffic. Chairwoman Benard asked A. Beauregard if she had reviewed the section 5.9 of the ordinance table for sexually oriented businesses. A. Beauregard stated she had. Chairwoman Benard stated that there were residential homes around this business. A. Beauregard said that she thought there were plans to make the area industrial in nature and remove the residential. Chairwoman Benard asked R. Canuel. R. Canuel said he had no knowledge of this.

Chairwoman Benard asked for public input in favor of the variance.

Sean S., Pelham NH addressed the Board in favor of granting the variance. He said that both he and his wife have been going to classes and events at Unity NH, LLC since June. He said that he thought the property is unique as it is not clear as to what the business is and even someone who might live across the street would not know.

Valerie Lincoln, Windham, NH addressed the Board in favor of granting the variance. She said that she also goes to Unity NH, LLC for classes and events. She said the education they offer is great. She said she thinks the property is unique because it is wedged between two businesses and is almost hidden and is located at the end unit of a building.

Mike Byerly, One King Charles Drive, addressed the Board and asked for clarification about the location of a sexually orientated businesses near a residential home or near an AR-1 or R-III zone as described in section 5.9. Chairwoman Benard read from Section 5.9.2.a.1: "no sexually oriented business shall be permitted within 500 feet of any residentially zoned land, AR-1 and R-III, C-III zoned land, church, place

of worship, parish house, convent, public or parochial school, kindergarten, state approved daycare center, public sports or recreational park or town boundary line."

S. Brunelle clarified that it is not the uniqueness of the business but rather the physical property itself that needs to be different. A. Beauregard said that she liked the property because it is not near any schools, churches or daycare center. S. Brunelle said that the variance is attached to the property and if this was granted, the same type of business could go here again.

Trisha Napaloo, Stratham, NH addressed the Board, and asked if the homes are permitted to be in an industrial zoned area. R. Canuel said that the ordinance reads to residentially zoned properties not necessarily to a residence, and the residences that exist in this zone were there prior to the change of this zone from residential to industrial and exist as a nonconforming use. T. Napaloo asked if creating a community space where people feel space be considered manufacturing. Chairwoman Benard noted that the Town's definition of manufacturing does not fit the use being described.

Laura El-Azem, 22 Summer Drive, addressed the Board in opposition, and asked what the business is currently operating as. Chairwoman Benard stated the business is registered with the state of New Hampshire as Unity NH, LLC under other services, except public administration, as all other personal services. L. El-Azem asked if there needs to be a health inspection with the bodily fluids mentioned on the website. R. Canuel said he does not know, and as the Health Officer for the Town, it is not something he would inspect, but if there were licensing requirements from the State then there would be health inspections. L. El-Azem addressed the issue of diminution in property values quoting the ordinance for sexually oriented businesses as "in order to protect the citizens from the blight and deterioration, which accompany these businesses," noting that this business would diminish surrounding property values and detract from the neighborhood. A. Beauregard said that she did not understand how property values would be diminished by having a welcoming, safe place for LBGTQ people to go and hang out. J. Benard said that just as she gave her opinion, whomever is in opposition is also allowed to give their opinion or testimony. S. Brunelle added that the value is not related to what her business might bring to the community but to how the surrounding values of the other properties near her are effected.

Kristine Perez, 5 Wesley Drive, addressed the Board in opposition. K. Perez asked why there is no other business like this around. She also asked if sex is not allowed on premise what are the other bodily fluids that require clean up. She expressed concern over the business border lining on a brothel.

Garrett Adie, 8 Hyde Park Circle, addressed the Board in opposition and questioned the authority of the applicant to present the application as she is not the owner. He was informed that the owner signed the application giving her permission to file the application. G. Adie said that the application must fail because there has not been any demonstration of lack of reasonable use of the property if the variance is not granted.

Dan Kramer, 162 Litchfield Road, addressed the Board in opposition. D. Kramer said that sexually oriented businesses belong in the C-I and C-II zones per the ordinance. He said the public interest is to keep these type of businesses in one place. He stated that there has been no demonstration of hardship to grant the variance.

Christine Patton, 145 Mammoth Road, addressed the Board in opposition, and asked if the granting of the variance would open the doors for this type of business in other areas of town. J. Benard stated that the variance is specific to the property and not the zone.

Janet Huttula, Five Stoney Point, addressed the Board in opposition, and stated despite the discreet location, no one has addressed the fact that you cannot control the clientele who would come to this property. She added that she has some experience with this type of situation as a property owner in California with the house next to her that was running a similar business as what was presented tonight. She said that it did affect property values for her there and she is against granting this variance.

Rachel Kirkell, 58 Harvey Road, addressed the Board in opposition and expressed her concern over the diminution of property values and in particular her property value as she is a nearby resident.

Sandy Geisler, Seven Sutton Place, addressed the Board in opposition with concerns over the diminution in property values in Londonderry, and the ability to attract people to move into Londonderry.

Dennis Kirkell, 58 Harvey Road, addressed the Board in opposition, and noted that his concern for the safety and well-being of the children in his building and the diminution of property values.

Steve Pauwels, 97 Chase Road, addressed the Board in opposition, and expressed concerns over the exact nature of the activities at Unity as the testimony given was vague and unclear. S. Pauwels asked if people would be having sex in this building. A. Beauregard said that no sexual intercourse at Unity NH LLC. She said that this is a center for people who are interested in the BDSM lifestyle to come learn, take classes and meet other people who are into the same lifestyle. She said some of the classes that are taught are BDSM 101 and cathartic flogging, which are directed towards information and safety.

Sandy Geisler, Seven Sutton Place, addressed the Board again. She read some hashtags from the website, such as #date night, #fifty shades, #fetish event for the record.

Diane Cappelli, 62 Litchfield Road addressed the Board in opposition, and stated that she has lived in town for forty years and has a family businesses right across the street from this property. She said she never knew this type of business was there as there is no sign on the door. She said that this type of

business does not fit into Londonderry, which has been about apples and maple syrup. She stated that this is not the type of business like the senior center or Boys and Girls Club where people gather. She expressed concern over the depravity of the activities.

Laura El-Azem, addressed the Board again, and asked if the events were monitored. A. Beauregard said that for every event this type of business puts on there will be a dungeon monitor who makes sure that the rules are being followed. She said the rooms are as dark as Abercrombie store and the monitors wear a glow stick so they will stand out if people need them.

Pastor Jonathan Paul, Litchfield Road addressed the Board in opposition. Pastor J. Paul said that he does not think there is anything unique about this property, as the LGBTQ community could gather at some churches if they wish. He said that he does not feel a sexually oriented business should be allowed in town at all. He asked why the business is so hidden, if it supposed to be an okay topic to discuss. A. Beauregard said that as has been demonstrated tonight, if someone says BDSM, people's minds go right to comparing it to prostitution. She said that her business has all walks of life from the community who come to participate, but the reason it is so secretive is because of what has happened her tonight. She said that once a person comes out, they are immediately discriminated and demonized as sex-crazed people. She said that she is here tonight to try and educate the community about this type of lifestyle.

S. Brunelle interjected that the purpose tonight is to approve or disapprove a variance request.

Kristine Perez, Five Wesley Drive, addressed the Board again to clarify that she did not think anyone attacked the community, but rather had concerns about the business.

Janet Huttula, Five Stoney Point Drive, addressed the Board again and informed the Board that her situation in California resulted in the police being called. She said that she tried to sell her house for three years because of all the issues.

J. Tirabassi read letters in the record that were in favor of granting the variance, (Exhibit 1, Exhibit 2, Exhibit 3 & Exhibit 4).

Christine Patton, 145 Litchfield Road, addressed the Board again. C. Patton asked if the names and addresses could be read for the record.

Chairwoman Benard said that the letters have been emailed to the Board. L. Gandia said that all the letters are public record and will be attached to the minutes.

The Board closed public input and began its deliberations as follows:

- (1) The variance would be contrary to the public interest: because it would alter the essential character of the neighborhood as it is not industrial in nature and allowing a non-permitted use changes the character.
- (2) The spirit of the ordinance would not be observed: because it does alter the essential character of the neighborhood and there are public safety concerns. The spirit of the ordinance is to segregate certain uses and this spirit is not met by allowing this use in the industrial zone.
- (3) Substantial justice would not be done: because the harm to the public is far outweighed by any gain to the applicant.
- (4) Values of the property would be diminished: testimony was provided to the Board involving similar type of situation where diminution of property values occurred.
- (5) There is a fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property: the Board found no special circumstances or uniqueness to the property as it is not distinguishable from other properties in the area; therefore, there is a fair and substantial relationship between the general purposes of the ordinance and the specific application to the property. The Board also found that the proposed use is not a reasonable one as the requested use is not allowed in the IND-II zone but is allowed in other zoning districts. The Board further found that the property can be reasonably used in strict conformance with the ordinance.

Member S. Brunelle made a motion in CASE NO. 12/19/18-2a to deny a request for a variance from LZO 5.9.2. Table of Uses to allow a community center or sexually orientated business as determined by Case No. 12/19/18-2, 51 Harvey Road, Map 14 Lot 44-4, Zoned IND-2, Bicchieri Family Revocable Trust (Owner) and Unity NH, LLC & Alanna Beauregard (Applicants)

Member J. Tirabassi seconded the motion.

The motion was granted, 5-0-0.

The applicant's request for a variance was denied for the following reasons: (1) granting of the variance would be contrary to the public interest because the granting would alter the essential character of the industrial zoned neighborhood and allowing a non-permitted use changes the character. Further, there were public safety concerns; (2) the spirit of the ordinance would not be observed because the spirit is to keep certain uses out of certain zoning districts. The character of the neighborhood would be altered allowing the requested use; (3) granting the variance would not do substantial justice because the loss to the public is greater than any gain to the applicant. The requested use is allowed in other zoning district in Town and the loss to the public of not keeping like uses similarly situated is far greater than any perceived loss to the applicant; (4) the values of surrounding properties would be diminished. Neighbors in the area testify that allowing this type of

use would result in a loss to their property values as the use is not compatible with the allowed uses in that district. Testimony was provided to the Board involving similar type of situation where diminution of property values occurred; and (5) the Board found no special circumstances or uniqueness to the property as it is not distinguishable from other properties in the area; therefore, there is a fair and substantial relationship between the general purposes of the ordinance and the specific application to the property. The Board also found that the proposed use is not a reasonable one as the requested use is not allowed in the IND-II zone but is allowed in other zoning districts. The Board further found that the property can be reasonably used in strict conformance with the ordinance.

D. CASE NO. 12/19/18-3: Request for an appeal of administrative decision from the Code Enforcement Officer or his/her designee's determination that Sorellina Boutique is an accessory use to the primary use which is Salon Bogar, 25A Orchard View Drive, Map 7 Lot 38-1, Zoned C-I, Brilor Corporation (Owner) and Sorellina Boutique & Connor Morisseau (Applicants)

N. Dunn returned to the Board at this point. J. Tirabassi read the case into the record and reviewed the previous zoning cases. Craig Moore, Barlo Signs International Inc., 158 Greeley St., Hudson, NH addressed the Board. C. Moore said that Sorellina Boutique has been occupying the space where State Farm used to be and leases the space from Salon Bogar. He explained that Sorellina Boutique started out as a hobby until it became so large that it needed its own company name registered with the Secretary of the State's office and its own retail space. He said that Sorellina Boutique has its own entry way and its own cash register.

Chairman Dunn asked for questions from the Board. S. Brunelle asked if Sorellina Boutique was subleasing from Salon Bogar. C. Moore stated he did not know. J. Benard read from email correspondence from the Building Department which is the basis of the appeal. N. Dunn said that both doors say Salon Bogar and he believes it is one entity and one tenant; therefore the administrative decision was correct. S. Brunelle asked again if Sorellina Boutique exists as a separate entity from Salon Bogar. C. Moore stated the boutique has its own name, but is not sure if it is an LLC. S. Brunelle researched and stated that Salon Bogar put the boutique as a trade name Salon Bogar. Chairman Dunn stated that the administrative decision was correct and the Board agreed.

J. Benard made a motion CASE NO. 12/19/18-3 to uphold the administrative decision by Libby Canuel, Administrative Assistant, Building, Health and Code Enforcement for the town of Londonderry, New Hampshire on November 15, 2018, at 4:44 pm. as per email.

J. Tirabassi seconded the motion.

The motion was granted to uphold the administrative decision and the appeal was denied, 5-0-0.

The reasons for denial were as follows: Both Salon Bogar and Sorellina Boutique are operated by the same owner, share space, have the same hours of operation and Sorellina Boutique is registered trade name for Salon Bogar.

E. CASE NO. 11/28/18-3a: Request for a variance from LZO 3.11.6.D.3.b.i to allow an additional 40 SF wall sign, 25A Orchard View Drive, Map 7 Lot 38-1, Zoned C-I, Brilor Corporation (Owner) and Sorellina Boutique & Connor Morisseau (Applicants)

J. Tirabassi read the case into the record, noting the previous zoning cases that were denied. Craig Moore, from Barlo Signs International Inc., 158 Greeley St., Hudson, NH addressed the Board. C. Moore stated that they are requesting relief to have secondary sign not to exceed 40 SF. He said that the boutique has its own entrance, its own cash register and a door that divides the two spaces. He said that they would like to highlight their entrance to the outside parking area and establish its own brand and product line. He reviewed the five criteria for the granting of the variance as follows:

- (1) The granting of the variance is not contrary to the public interest: because it will not alter the essential character of the neighborhood.
- (2) The spirit of the ordinance is observed: because having a sign of 40 SF is allowed in the ordinance for a multi-tenant commercial building.
- (3) Substantial justice is done: because the loss to the applicant is not outweighed by a gain to the public.
- (4) Values of surrounding properties are not diminished: because the essential character of the neighborhood will not change.
- (5) There is no fair and substantial relationship exists between the general public purpose of the ordinance provision and the specific application of that provision to the property because the property is unique as it is a multi-tenant building and without proper signage the boutique could be affected with unnecessary hardship. The proposed use is reasonable one.

Chairman Dunn asked for questions from the Board. N. Dunn asked if the applicant read the ordinance on how signs are measured. C. Moore stated that he had not. N. Dunn said that the sign is bigger than 40 feet. C. Moore said that he would ask the relief be held at 40 SF and resubmit the design for a proportional design. J. Benard asked how many employees the boutique has. C. Moore stated he did not know the answer to that. J. Benard asked if the hours were the same as Salon Bogar. C. Moore said the hours are the same.

Chairman Dunn asked for public input and there was none.

Chairman Dunn brought it back to the Board for questions. N. Dunn asked if it was an electronic door between the two businesses. C. Moore stated he believed it has a lock, but did not know for sure. N. Dunn asked if the applicant would be okay with a condition that the sign has to be 40 SF as stated in the ordinance. C. Moore stated that would be okay. He stated that there have been a number of questions from the Board that he could not answer as the owner could not attend tonight's meeting and asked the Board for a continuance. N. Dunn stated that the case would be continued until January 16, 2018. He said that the questions to be answered by that time were if it is a sublease, is there an interior door lock, do both operations share the same employees and what are the hours of operation.

II. Communications and miscellaneous: **None**

III. Other business: Chairman Dunn stated that there is a Londonderry Leadership meeting on January 10, 2019, at 4:30 p.m. The ZBA has been invited to attend. He said that if anyone wants to attend to please let Lisa Drabik know as there will be dinner served.


Adjournment:

J. Tirabassi made a motion to adjourn at 9:50 p.m.

J. Benard seconded the motion.

The motion was granted, 5-0-0. The meeting adjourned at 9:50 p.m.

RESPECTFULLY SUBMITTED,


CLERK

TYPED AND TRANSCRIBED BY Beth Morrison, Recording Secretary.

APPROVED (X) WITH A MOTION MADE BY J Benard, SECONDED BY J Tirabassi, 4-0-1.

To who it may concern,

Unity NH LLC is a LGBTQ and alternative lifestyle center that opens its doors to all non-traditional groups and individuals that have felt lost and alone among the main stream.

It offers a safe and well maintained environment with trained volunteers that love what they do and give all of who they are to others like themselves and to their community, a community that at times seems small, but in all reality is growing every day. Every day there are more individuals in NH, Maine, Massachusetts, and even Connecticut that seek support and acceptance with in the walls of Unity.

It is a law abiding educational and social establishment run by an amazing owner, Alanna Beauregard, who has dedicated her life, education, time, personal finances, effort and literally her blood, sweat and tears into keeping Unity open to the alternative community. She loves her community and they love, respect and rely heavily on her and the home she has made for them at Unity. It is a safe place among the not many safe options that we have in this area.

Forcing Unity NH LLC to close their doors would be depriving the LGBTQ and alternative lifestyle individuals in the surrounding areas not only a safe environment to meet others like themselves, but also steal from them the classes and events that allow them to explore their differences safely with educated, passionate instructors, educators, and role models.

I know Unity has changed my life and the life of my partner for the better. I don't know where we could go if we lost Unity. It is the only legal and safe establishment we are aware of. We are literally afraid to loose it. Our hearts are in our throats as Alanna goes before the town to try and make sure her life's

work and her numerous hours of volunteer work await their fate in the hands of someone else. Someone who may or may not know what it is like to feel alone in the world around them and to finally find their home, their family and their support system.

Thank you for your time in considering my words.

Please feel free to contact me for more information that may ease any concerns you may have.

Gracie C. Williams
(207) 806-2725

Unity NH LLC is a safe place to go.

I found it to be an awesome, safe place to go to meet people of like mind. I have always felt welcomed and treated with the up most respect there. For me, the comfort level is relaxing, refreshing, and a breath of fresh air.

Education is so important. I really appreciate the concentration on education and safety from Unity. It gives people opportunities to learn about and practice their unique lifestyles with safety in mind at all times.

Communication is a huge element to the lifestyle as well and Unity is a reflection of that. I think communication and actually listening to one another is far more prevalant and accepted in this lifestyle than any other and Unity demands and enforces those attributes as well.

People, like myself, that go to Unity are afforded a safe place, a sanctuary, a home, and an education. There is never any pressure to do something you don't want to do or be someone you don't want to be.

Safety, Education, Communication: All things practiced and maintained for all to enjoy in this space, Unity NH LLC.

Leonard

New Hampshire Resident

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Deborah Cannon <irishlas03810@yahoo.com>

To: ~~XXXXXXXXXX~~@yahoo.com

Oct 1 at 14:44

To whom it may concern

I would like to express just how crucial it is to have such a wonderful place like Unity, where individuals can educate and practice their crafts in a safe and clean environment.

The Staff there is impeccable in their knowledge and awareness of the going on of each class and session. The level of safety is far beyond and other facility that I have ever been to. They provide the best educational classes from beginner to expert in every field of BDSM.

Without their level of education and safety our community would suffer at the hands of those whom choose to just do as they think is correct and often become victims of injury. Each class is taught by an expert in their field. Safety monitors are there to assist in each step of the way. A Dungeon Monitor is there at each event to watch and to make sure that no harm or indecency occur to anyone attending. I am proud and

Honored to be a significant part of Unity's Education programs and safety system. I feel that Alanna Beauregard has built one of the best facilities for people young and old, beginner

or experienced to exercise their BDSM knowledge in the safest way possible. I am Honored to support Alanna Beauregard in all her efforts to provide this place for our community to use and grow.

The location Unity is perfectly located in the center of the most populated area of NH. There are hundreds of people from our community that utilize Unity and want to continue Alanna Beauregard's quest to provide this for the residents of not only NH, but MA and ME.

If you wish to ask or obtain any addition information about ~~Missress Molly~~ or Unity feel free to contact me at any time.

M Deborah Cannon
603-755-1558
11 Barnes Ave
Alton NH 03809

David B <mathias.kraven@gmail.com>

To:Unity NH LLC

Oct 2 at 12:01

What Alanna Beauregard and Unity do for the community is vitally important and has meant and continues to mean a great deal to me personally. Unity has been a positive influence in my life and has helped me make critical changes in how I think of myself and in my ability to accept and express who I am.

I used to feel ashamed about who I was and what I liked and it was a profound personal heartache to feel the need to deny and hide a part of myself for so many years. Unity welcomed me and accepted me and even celebrated me for who I was. It was truly freeing to find a place and a community where I could express myself and be accepted and supported in my interests. Through the support and kinship I have found at Unity I have gained a great deal of confidence and grown much as a person and, most importantly, learned to love myself. My experience at Unity has inspired me to reach out to others like myself and help them find kinship and acceptance and to no longer feel alone.

Unity is about the people and the community it creates and supports. It is about sharing knowledge to keep ourselves healthy, happy, and safe. It is about learning personal responsibility and respect for yourself and others. It is about finding your voice and advocating for yourself and your needs. It is about building a support network. It is about giving people a safe space to express themselves and share their interests. It is about supporting personal exploration and discovery. Perhaps most importantly of all, it is about learning who we are and helping others do the same and celebrating those discoveries and breakthroughs together.