

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

DATE: FEBRUARY 20, 2008

CASE NO.: 2/20/2008-2

APPLICANT: JOHN AND KIMBERLY PEZZETTI  
1 WHIPPOORWILL CIRCLE  
LONDONDERRY, NH 03053

LOCATION: 1 WHIPPOORWILL CIRCLE, 5-10-6, AR-I

BOARD MEMBERS PRESENT: MIKE BROWN, CHAIR  
YVES STEGER, VOTING ALTERNATE  
BARBARA DILORENZO, VOTING ALTERNATE  
VICKI KEENAN, VOTING ALTERNATE  
MARK OFFICER, ACTING CLERK

REQUEST: SPECIAL EXCEPTION TO ALLOW A HOME OFFICE FOR A REFERRAL SERVICE AS A HOME OCCUPATION.

PRESENTATION: CASE NO. 2/20/2008-2 WAS READ INTO THE RECORD WITH NO PREVIOUS CASES LISTED.

MIKE BROWN: Who's presenting?

KIM PEZZETTI: Hello.

MIKE BROWN: Hello.

KIM PEZZETTI: I'm Kim Pezzetti.

MIKE BROWN: Okay.

KIM PEZZETTI: And it's a referral network service for contractors and it's for homeowners. It's just a home office, basically. Everything will be done via computer and telephone. No meetings at my house. So, whatever questions you may have.

MARK OFFICER: What kind of contractors?

KIM PEZZETTI: Home improvement contractors.

MIKE BROWN: I'll ask a stupid question 'cause a lot of people are thinking it. How come you're here? How did you end up here?

KIM PEZZETTI: How did I end up here?

MIKE BROWN: Yeah, I mean, was there...is there some kind of license situation you ran into or...?

KIM PEZZETTI: No, actually...

MIKE BROWN: People who are gonna have a home office, specifically a phone and a computer, there's one in almost every house in Londonderry.

KIM PEZZETTI: Mm-hmm.

MIKE BROWN: A lot of them don't show up here.

KIM PEZZETTI: Well, I'm trying to go about and be legit. I respect my neighbors and I want them to know what's going on.

MIKE BROWN: Okay.

KIM PEZZETTI: And I just wanna make sure I filed everything properly, so...

MIKE BROWN: Okay.

KIM PEZZETTI: ...I mean, yeah, I home-office right now with the other company that I'm with but this is something that I'm starting on my own, so, I wanted to make sure that I played by the rules.

MIKE BROWN: That's great. I wasn't trying to be facetious...

KIM PEZZETTI: No, I know...

MIKE BROWN: There are some online...we have a lot of businesses that have some State requirement...

KIM PEZZETTI: Mm-hmm.

MIKE BROWN: ...and they have to come here or our Code Enforcement or Building Inspectors visited.

KIM PEZZETTI: Correct.

MIKE BROWN: But you're just doing this on your own, so...

KIM PEZZETTI: Yeah, and the thing is is that this is gonna be a service for Londonderry and Litchfield homeowners, so, like I said, I just want to make sure that I came to the Town.

MIKE BROWN: Okay. Questions from the Board? We've got the application right in front of us here.

YVES STEGER: There is no customer coming to the place, there is no sign, nobody would ever know about it, essentially. There is no major impact.

MARK OFFICER: So, you conduct your business via email and internet?

KIM PEZZETTI: Via email, direct mail. I'm basically a sales and marketing arm for home improvement contractors. I will have meetings with them but they will always be off-site...

MARK OFFICER: Mm-hmm.

KIM PEZZETTI: ...and or at their locations, so nobody would be coming to my house.

MIKE BROWN: Okay. Any other questions? Okay. Members of the general public to speak in favor of the application? Members of the public with questions or concerns? Okay, back to the Board. Any additional questions?

MARK OFFICER: Can't have any more benign than this.

YVES STEGER: We don't even need a fence.

KIM PEZZETTI: My husband would want one, though.

MIKE BROWN: Okay. Alright, we'll take it under advisement for a matter of minutes and we'll make a decision.

MARK OFFICER: Yes.

MIKE BROWN: Thanks.

DELIBERATIONS:

MIKE BROWN: So, Jim, you didn't make her come here. I was trying to get that from her.

MARK OFFICER: I think she's honest.

MIKE BROWN: Okay.

JIM SMITH: I think what you're trying to get to, if somebody does call me up and ask about it, this is what I tell them they're supposed to do.

MIKE BROWN: Yeah.

JIM SMITH: But a lot of times we're not chasing them.

MIKE BROWN: Right.

JIM SMITH: Unless we get a specific complaint about it.

MIKE BROWN: 'Cause we've had some of those wholesalers that need some kind of a...

JIM SMITH: Yeah.

MIKE BROWN: ...license...

JIM SMITH: The car wholesale dealers.

MIKE BROWN: That's the one I'm thinking of.

JIM SMITH: Yeah, that's the one you're thinking about.

MIKE BROWN: They don't do anything there but they have to come here. Yeah.

JIM SMITH: Yeah, because they have to have a legitimate street address.

MIKE BROWN: Got it. Okay. Alright.

YVES STEGER: I think I can make a motion.

MIKE BROWN: Yeah, I was gonna say, can I somebody make a motion?

YVES STEGER: I would like to motion that we grant the special exception for case 2/20/2008-2, given that it meets all the requirements of a special exception.

VICKI KEENAN: I'll second.

MIKE BROWN: Okay. We have a motion and a second on the floor. Any further discussion? All those in favor, signify by saying 'aye.' Aye.

MARK OFFICER: Aye.

VICKI KEENAN: Aye.

YVES STEGER: Aye.

BARBARA DILORENZO: Aye.

MIKE BROWN: Opposed? Abstain? Motion passes.

RESULT: THE MOTION TO GRANT THE SPECIAL EXCEPTION WAS APPROVED, 5-0-0.

RESPECTFULLY SUBMITTED,

MARK OFFICER, ACTING CLERK

TYPED AND TRANSCRIBED BY JAYE A TROTTIER, SECRETARY

**APPROVED MARCH 19, 2008** WITH A MOTION MADE BY YVES STEGER, SECONDED BY BARBARA DILORENZO AND APPROVED 3-0-1 (LARRY O'SULLIVAN ABSTAINED AS HE HAD NOT ATTENDED THE FEBRUARY 20, 2008 MEETING).