

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

DATE: JUNE 18, 2008

CASE NO.: 6/18/2008-1

APPLICANT: PETER A. AND PAMELA S. PLUMMER
126 HIGH RANGE ROAD
LONDONDERRY, NH 03053

LOCATION: 126 HIGH RANGE ROAD, 9-86-1, AR-I

BOARD MEMBERS PRESENT: MARK OFFICER, CHAIR
YVES STEGER, VOTING MEMBER
BARBARA DILORENZO, VOTING MEMBER
VICKI KEENAN, VOTING ALTERNATE
LARRY O'SULLIVAN, CLERK

REQUEST: SPECIAL EXCEPTION TO OPERATE A COSMETOLOGY SALON AS A HOME OCCUPATION.

PRESENTATION: CASE NO. 6/18/2008-1 WAS READ INTO THE RECORD WITH NO PREVIOUS CASES LISTED.

MARK OFFICER: Who will be presenting for the applicant? Okay, if you could just come forward up to one of the microphones.

PAMELA PLUMMER: I'm here to request an in-home business.

MARK OFFICER: Could you just state your name and address for the record, please?

PAMELA PLUMMER: Pamela Plummer, 126 High Range Road.

MARK OFFICER: Mm-hmm. Okay, and you might just want to move in a little bit so you're close to the microphone.

PAMELA PLUMMER: Okay.

MARK OFFICER: That's good. Thank you.

PAMELA PLUMMER: I'm just here to request an in-home business permit for a cosmetology salon.

MARK OFFICER: Okay. Could you just speak to...I know it's in the application, but speak to the hours, how many customers you expect to serve and so forth.

PAMELA PLUMMER: My hours would be during the day, some nights. I have down on the application Monday through Saturday just to cover my bases but it would be a part time business, most likely three (3) days a week, starting at nine (9) AM and my last customer would be at about seven (7) on any given day. Usually, as I said, three (3) days a week. Just part time, family business, you know, children, women and men. I've been a hair stylist for twenty two (22) years now and it would just be very convenient and my business basically is residing in Derry, Manchester and Londonderry and the convenience of my home would be fabulous for an in-home salon.

MARK OFFICER: Okay. Alright, do we have any questions from the Board at this time? Larry?

LARRY O'SULLIVAN: Do you expect to have more than one (1) customer at a time?

PAMELA PLUMMER: I don't usually book more than one (1) customer at a time. If so, it would be possibly, if I was doing a woman's perm and they had, you know, a child that needed a haircut, I would do their haircut, you know, during the processing time. But very seldomly do I do that. I feel that my time is valuable with them. They're paying a good price for their hair to be serviced or themselves to be serviced, so, I give every client that comes in my sole time, not having three (3) or four (4) people waiting at a time.

LARRY O'SULLIVAN: So your answer was 'occasionally,' there may be a second person there.

PAMELA PLUMMER: Occasionally, if it would be a family member that would need a haircut, you know, during processing time, yeah.

LARRY O'SULLIVAN: Good.

MARK OFFICER: Before we move on, I know people can see it in the GIS tools. Is everybody familiar with this house?

LARRY O'SULLIVAN: Mm-hmm.

BARBARA DILORENZO: I couldn't find it. Probably 'cause it's way back. You know, physically find it. I have it on the screen.

MARK OFFICER: Oh, well, the point I was going to make, you can literally fit a football field between their house and the road, okay?

BARBARA DILORENZO: Yeah.

PAMELA PLUMMER: We do live about five hundred (500) feet off of the road, so, you know, we do have, you know, three (3) children who have friends over at all times, usually, you know, sometimes twelve (12) or fifteen (15) friends at a time and just even having people, many people over at a time, people don't...are not bothered by people coming to visit, so I don't think that anyone would even

notice a difference at our home. The more the merrier at our house. So, you know, a few haircuts are not even noticeable, but parking is very, very...there's so much parking on our, you know...

MARK OFFICER: That was my point, I mean...

PAMELA PLUMMER: Yeah, we live very far back from the road.

MARK OFFICER: ...certainly, there'll be no off-street parking. And there will certainly be no impact on traffic on High Range Road.

LARRY O'SULLIVAN: Do you plan on any modifications to the home?

PAMELA PLUMMER: No, what is there is there. Yeah.

MARK OFFICER: I'm trying to find it here in the application. Are you gonna have a sign?

PAMELA PLUMMER: I don't believe so. If I had something, it might be very small but my plan is 'no.' My business is run word of mouth and that's what I like, so, you know...

MARK OFFICER: Okay.

PAMELA PLUMMER: ...to know who my clients are.

MARK OFFICER: Alright, and no other employees? Just yourself?

PAMELA PLUMMER: No.

MARK OFFICER: Okay. The...so it looks like this salon is gonna be on the second floor, correct?

PAMELA PLUMMER: Yes.

MARK OFFICER: Okay. Okay, Yves, have you checked the percentages or...?

YVES STEGER: Twenty three point nine (23.9) according to the...

MARK OFFICER: Okay. Yeah, okay.

YVES STEGER: ...it's just right.

MARK OFFICER: Did you count the garage in this for the square footage?

PAMELA PLUMMER: I'm not sure. Jaye? It's above the garage and the square footage was okayed when I brought in the application because it was to make sure that it wasn't twenty five (25) percent...

MARK OFFICER: Right. Okay.

PAMELA PLUMMER: ...bigger. Actually, it is less square footage than that.

MARK OFFICER: Yeah. Okay. Richard, do you have any comments or questions? Okay, any other questions?

BARBARA DILORENZO: What did you come up with about the chemical...?

MARK OFFICER: Oh, I sent that email out, so...A year or so ago, we had one of these home occupations for a hair salon and the issue was brought up about discharge of the chemicals and water. So I asked Richard to look into that to see if there were any State requirements and essentially, there is and so after we approve this, there are other steps that they have to go through through the Town, so, I'll call it 'downstream activities' 'cause it happens after we make our decision. And Richard, in the past, has gone through the steps necessary to make sure that they use proper...or abide by the State procedures. Did I misstate that or is that fairly correct?

RICHARD CANUEL: No, you didn't.

MARK OFFICER: Okay.

RICHARD CANUEL: Yeah, as part of the licensing requirements through the Board of Cosmetology, the applicant's required to file what's called a nondomestic water discharge permit through the Department of Environmental Services. Part of that requirement is that DES needs to review that additional loading to determine either the existing system is adequate for the additional loading or that a new design of that system needs to be done.

MARK OFFICER: Mm-hmm.

RICHARD CANUEL: I've already notified the applicant of that, just ahead of time, so that she's not shocked when she gets to that State permitting process, but...

PAMELA PLUMMER: Mm-hmm.

RICHARD CANUEL: Yeah, that's usually the course to follow. At a former hair salon that this Board granted approval for a home occupation...

MARK OFFICER: Mm-hmm.

RICHARD CANUEL: ...that process was followed and it was determined by the designer that a new design was not required because the existing leachfield was adequate to serve that, so, it could go one way or the other, so...

MARK OFFICER: Okay.

RICHARD CANUEL: It depends on that review.

MARK OFFICER: Alright, thank you Richard.

YVES STEGER: That means, essentially for us, that we do not have to put any special restrictions...

MARK OFFICER: Right.

YVES STEGER: ...in the application, or in the approval, that it's part of the following process anyway.

MARK OFFICER: Mm-hmm.

YVES STEGER: Good.

MARK OFFICER: Yup. Alright. I'm gonna open it up to the public. Anybody speaking in favor of this request? Okay, if you'd just come up and state your name and address for the record, please.

MARK GREENWOOD: Hi, Mark Greenwood, 133 High Range Road. I live directly across from Pete and Pam and we are here for no opposition at all, we're actually in favor of them having the salon at their premises, on their residence.

MARK OFFICER: Okay. Alright, thank you. Anybody else speaking in favor? Alright, seeing none, those opposed or having questions? And seeing none, I'll bring it back to the Board. Any other questions?

LARRY O'SULLIVAN: No.

BARBARA DILORENZO: No.

MARK OFFICER: All set?

VICKI KEENAN: Mm-hmm.

MARK OFFICER: Okay. Any other comments?

PAMELA PLUMMER: That's it. Thank you very much.

MARK OFFICER: Alright, we'll take it under advisement right now and vote.

PAMELA PLUMMER: Okay, thank you.

MARK OFFICER: Thank you very much.

DELIBERATIONS:

MARK OFFICER: Okay. Any comments, questions?

LARRY O'SULLIVAN: None for me. It seems like she met all the criteria that we've had in the past and the restrictions, you know, the government, the State government restrictions more than anything else.

MARK OFFICER: Mm-hmm.

LARRY O'SULLIVAN: I don't see any issue with degradation of property values or...so I have no objections.

MARK OFFICER: Mm-hmm. Yeah, I mean, it's...we don't have the usual issues with this house, given the setting of the house.

YVES STEGER: Mm-hmm. Yup.

MARK OFFICER: Parking's not an issue, nor is traffic. So...

LARRY O'SULLIVAN: It fits right in with the Master Plan, so...

MARK OFFICER: Yeah.

BARBARA DILORENZO: Plenty of room for someone to turn around in there, too, which is good, you know?

MARK OFFICER: I'm sorry?

BARBARA DILORENZO: I said there's plenty of room for someone to turn around in the...

MARK OFFICER: Oh, yeah, I mean...

LARRY O'SULLIVAN: The driveway? Yeah.

MARK OFFICER: I literally meant you could put a football field between...that's why you couldn't find it.

YVES STEGER: Yeah, I don't think there is any...

MARK OFFICER: Yeah. Alright, any other comments?

VICKI KEENAN: No, it's pretty clear.

MARK OFFICER: Alright. I'd like to have a motion to...

LARRY O'SULLIVAN: Motion to approve case 6/18/2008-1 as presented.

MARK OFFICER: Okay, do I have a second?

VICKI KEENAN: Yes.

BARBARA DILORENZO: Yeah.

MARK OFFICER: Seconded by Vicki. Alright, the motion's made by Larry, seconded by Vicki. All those in favor of approving case number 6/18/2008-1, say 'aye.'

LARRY O'SULLIVAN: Aye.

YVES STEGER: Aye.

VICKI KEENAN: Aye.

BARBARA DILORENZO: Aye.

MARK OFFICER: Aye. Those opposed? Okay, all set.

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

RESPECTFULLY SUBMITTED,

LARRY O'SULLIVAN, CLERK
TYPED AND TRANSCRIBED BY JAYE A TROTTIER, SECRETARY

APPROVED JULY 16, 2008 WITH A MOTION MADE BY LARRY O'SULLIVAN, SECONDED BY BARBARA DILORENZO AND APPROVED 4-0-1 (NEIL DUNN ABSTAINED AS HE HAD NOT ATTENDED THE JUNE 18, 2008 MEETING).