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5 **Stratham Zoning Board of Adjustment**  
6 **Meeting Minutes**  
7 **October 12, 2010**  
8 **Municipal Center, Selectmen's Meeting Room**  
9 **10 Bunker Hill Avenue**  
10 **Time: 7:00 PM**  
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13 **Members Present:** **John Dold, Chairman**  
14 **Bruce Barker, Vice Chairman**  
15 **Arol Charbonneau, Secretary**  
16 **Kirk Scamman**  
17 **Michael Smith, Alternate**  
18 **Jeffrey Karam, Alternate (Non Voting)**  
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20 **Members Absent:** **David Short**  
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23 **1. Call to Order/Roll Call**  
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25 Chairman, John Dold called the meeting to order at 7:00 PM.  
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27 Mr. Arol Charbonneau, Secretary began reading the application notice, application for a  
28 Special Exception then listed all documents in the file.  
29

30 **2. Public Hearing(s)**

- 31 **a.** Diane Yeadon DBA Arch Meadow Interiors – Special Exception Relief  
32 from Article V: Supplementary Regulations, Section 5.13: Home  
33 Occupations, to have a Home Occupation located at 52 Depot road,  
34 Stratham, NH, within the Residential/Agricultural Zoning District.  
35

36 Ms. Diane Yeadon stated that she is an owner of a small seasonal drapery business that  
37 runs 6 months out of the year during the summer season. Ms. Yeadon explained that she  
38 makes window drapes and does interior design consultations. Ms. Yeadon further  
39 explained that customers do not come to her home, but she goes to their homes.  
40

41 Ms. Yeadon then referred the Board to the sketch of her property, which shows parking  
42 and outlines the location of the home occupation in relation to the rest of the home. Ms.  
43 Yeadon explained that her business uses approximately of the 5,000 sq feet of living area  
44 in her home and consists of an office, sewing room and a sample room all located in the  
45 basement section of her home.

1 The Board asked Ms. Yeadon if clients or customers come to her home. Ms. Yeadon  
2 responded and stated most of her customers are from Massachusetts and she goes to the  
3 client's house, it is rare for a customer to come to her home.

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5 The Board agrees that Ms. Yeadon's Home Occupation is less than of the total finished  
6 area of her existing home.

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8 Mr. Dold asked if anyone would like to speak in favor of this application.

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10 Mr. Don Hatch who resides at 54 Depot Road approached the Board in favor of granting  
11 the Home Occupation. Mr. Hatch further stated that Diane's business is mostly  
12 consulting and she goes to the client's home. In conclusion, Mr. Hatch sees no negative  
13 impact on the neighborhood and is unaware of any traffic being generated due to the  
14 business.

15  
16 Mr. Terry Barnes, Building Inspector/Code Enforcement Officer stated that he has no  
17 issues with Ms. Yeadon's Home Occupation continuing. Mr. Barnes further stated that  
18 no one would know the business existed if she didn't put her sign up.

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20 Mr. Dold then asked Mr. Barnes to explain the sign that the applicant has on her property.  
21 Mr. Barnes responded and stated that the sign is very nice and meets the Home  
22 Occupation signage requirements.

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24 Mr. Dold closed the Public Hearing.

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26 The Board then proceeded to read section 5.12.2 Conditions of the Zoning Ordinance to  
27 be sure that Ms. Yeadon's application for a Home Occupation meets the requirements of  
28 the Zoning Ordinance.

- 29  
30 The Board agrees that the applicant complies with Condition A.  
31 The Board agrees that the applicant complies with Condition B.  
32 The Board agrees that the applicant complies with Condition C.  
33 The Board agrees that the applicant will comply with Condition D.  
34 The Board agrees that the applicant complies with Condition E.  
35 The Board agrees that the applicant complies with Condition F.  
36 The Board agrees that the applicant complies with Condition G.  
37 The Board agrees that the applicant complies with Condition H.  
38 The Board agrees that the applicant complies with Condition I.  
39 The Board agrees that the applicant complies with Condition J.  
40 The Board agrees that the applicant complies with Condition K.

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42 The Board then moved to page 134 of the Zoning Ordinance to verify that the applicant  
43 complies with section 18.8.2 Special Exceptions shall meet the following standards:

- 44  
45 The Board agrees that the applicant complies with standard I.  
46 The Board agrees that the applicant complies with standard II.

1 The Board agrees that the applicant complies with standard III.

2 The Board agrees that the applicant complies with standard IV.

3 The Board agrees that the applicant complies with standard V.

4 The Board agrees that the applicant complies with standard VI.

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6 Mr. Kirk Scamman made a motion to approve a Special Exception for the Home  
7 Occupation called Diane Yeadon DBA Arch Meadow Interiors, which consists of interior  
8 design consultations and making draperies located at 52 Depot Road, Stratham, NH,  
9 Map 25 Lot 77, seconded by Mr. Bruce Barker. Motion passed unanimously.

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11 Mr. Dold explained the 30 day appeal period to Ms. Yeadon.

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13 Mr. Barnes briefly explained the new Home Occupation Permit Regulation and added  
14 that he would be in contact with her.

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16 Mr. Dold stated case 551 is closed.

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18 Mr. Barker made a motion to adjourn, seconded by Mr. Scamman. Motion passed  
19 unanimously.

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22 \_\_\_\_\_  
John Dold, Chairman

\_\_\_\_\_ Date

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26 \_\_\_\_\_  
Bruce Barker

\_\_\_\_\_ Date

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Arol Charbonneau

\_\_\_\_\_ Date

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Kirk Scamman

\_\_\_\_\_ Date

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Michael Smith

\_\_\_\_\_ Date

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