



1
2
3
4
5
6
7
8
9
10
11

**Stratham Zoning Board of Adjustment
Meeting Minutes
November 08, 2011
Municipal Center, Selectmen's Meeting Room
10 Bunker Hill Avenue
Time: 7:00 PM**

12
13 **Members Present:** Arol Charbonneau, Chairman
14 Dave Short, Vice Chairman
15 Jeffrey Karam, Secretary
16 Bruce Barker, Full Time Member
17 Chris Brett, Alternate
18 Mike Smith, Alternate

19
20 **Members Absent:** Kirk Scamman, Full Time Member
21 John Dold, Alternate

22
23 **Staff Present:** Terry Barnes, Building Inspector

24
25
26 **1. Call to Order/Roll Call:**

27
28 The Chairman took roll call and asked Mr. Brett if he would be a full voting member as Mr.
29 Scamman was absent. He then explained the procedure of the meeting for those present.

30
31 **2. Approval of Minutes:**

32 October 25, 2011

33
34 The Board decided to review the minutes at the end of the meeting

35
36 **3. Public Hearing:**

- 37 a. Case # 566: Rick and Susan Philbrick, 188 Bunker Hill Avenue, Map # 6, Lot # 171,
38 Residential/Agricultural Zoning District. This is a public hearing whereby the applicants
39 request a Special Exception from Article V. Supplementary Regulations, Section 5.13.
40 Home Occupations of the Stratham Zoning Ordinance to allow a standby home generator
41 service and installation business.

42 Mr. Karam read out the details of Case # 566 for those present. Mr. Philbrick explained that
43 he runs a home stand by generator business and he goes to people's homes, installs them, and
44 also carries out repairs at their homes. However he does operate his office and truck out of

1 his home which is very low impact and he has never received any complaints from his
2 neighbors. He provided a couple of letters supporting him.

3
4 The Chairman asked Mr. Philbrick if he ever starts the generators up at his own home. Mr.
5 Philbrick said that at the most he may have done it two times in the last three years. Mr.
6 Smith asked if the 600 square feet was allocated to the office and repair space. Mr. Philbrick
7 said the office is about 100 square feet and he didn't realize he could have storage space in
8 his barn so that number originally accounted for storage too. Mr. Short commented that Mr.
9 Philbrick probably keeps most of his equipment in his trailer which Mr. Philbrick confirmed.
10 Mr. Smith asked if his business had been in existence for a long time at the location. Mr.
11 Philbrick said it had been growing over the last couple of years and before that he operated
12 out of his brother's house in North Hampton. The Chairman asked how much area of the
13 barn is used for storage. Mr. Philbrick said probably about several hundred square feet. Mr.
14 Short said there are no outward signs that there is a business there so the visual impact is
15 zero. Mr. Philbrick said that they have tried to be a good neighbor which is why they are
16 getting support.

17
18 Mr. Barnes was asked for his comments. He said it's a nice, clean property, and they are
19 very nice people to talk with. They did have a small sign out front which has been there a
20 while but once Mr. Barnes spoke to them, they came to the Town Hall straight away to sort
21 things out. Mr. Smith asked if they had any plans to expand the business and to employ extra
22 people. Mr. Philbrick said he didn't. Mr. Barker read two letters of support from abutters.
23 Mr. Short asked Mr. Barnes if the Philbricks would be allowed to keep their sign. Mr.
24 Barnes answered that as long as the ZBA approved their application, the sign could stay.

25
26 The Chairman closed the public session and went over the requirements for the Home
27 Occupation Section 5.13.1

28 The Board discussed the issue of storage as written in 5.13.2.a and f and its interpretation.
29 After some discussion it was agreed the applicant fulfilled both 5.13.2a and f. The Chairman
30 continued to read out the remaining criteria to the Board. The Board unanimously agreed
31 that the Philbricks fulfilled all the criteria. The Chairman then read the standards for Special
32 Exceptions. The Board agreed that the applicant fulfilled all special exceptions standards.

33 Mr. Karam made the motion to grant the special exception from Article V: Supplementary
34 Regulations, Section 5.13 Home Occupations of the Stratham Zoning Ordinance to allow a
35 standby home generator service and installation business at 188 Bunker Hill Avenue, the
36 residence of Rick and Susan Philbrick. The motion was seconded by Mr. Short. The motion
37 was carried unanimously. Case # 566 was closed.

38 **4. Miscellaneous:**

39 Mr. Barnes spoke about a possible upcoming ZBA case and asked for clarification from the
40 ZBA on their interpretation of the case. The Board agreed that the case should come before
41 them.

1 The Board reviewed the October 25, 2011 minutes. Page 1 Line 42 should read Mr. Karam
2 and Page 3 Line 12 should also read Mr. Karam. Mr. Barker made a motion to approve the
3 minutes with changes. The motion was seconded by Mr. Karam. The motion was
4 unaniously carried.
5

6 **5. Adjournment:**
7

8 The Chairman adjourned the meeting at 7.40pm.
9