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6 **Stratham Zoning Board of Adjustment**  
7 **Meeting Minutes**  
8 **June 10, 2014**  
9 **Municipal Center, Selectmen's Meeting Room**  
10 **10 Bunker Hill Avenue**  
11 **Time: 7:00 PM**  
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14 **Members Present:** **Arol Charbonneau, Chairman**  
15 **Christopher Brett, Full Time Member**  
16 **Deidre Lawrence, Alternate**  
17 **Jim Elliott, Secretary**  
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19 **Members Absent:** **Garrett Dolan, Full Time Member**  
20 **Christopher Cavarretta, Full Time Member**  
21 **Timothy Copeland, Alternate/Board of Selectman Representative**  
22

23 **Staff Present:** **Terry Barnes, Building Inspector/Code Enforcement Officer**  
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26 **1. Call to Order/Roll Call.**

27 The Chairman took roll call and explained the proceedings.

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

- 29 a. **Case #600 Melissa Lashure, 19 Muirfield Drive, Stratham, Tax Map 14, Lot 32**  
30 **within Residential/Agricultural Zoning District.** This is a public hearing whereby the  
31 applicant is requesting a Special Exception from sections 5.13 Home Occupations and 3.6  
32 Table of Uses of the Stratham Zoning Ordinance to operate a yoga studio within the  
33 existing single-family residence.

34  
35 Mr. Charbonneau explained to the applicant that a full board is five members and they  
36 have the option to continue or proceed with four members. Applicant stated she was fine  
37 with proceeding.  
38

39 Melissa Lashure introduced herself as the applicant. She explained that she is seeking to  
40 open a yoga studio in the in-law suite of her home. She stated the area to be used is less  
41 than 25% of the total square footage of the home and that it has a separate entrance. She  
42 would like to offer classes during very limited times of the day. She is not looking to

1 offer very late or very early hours and is intending on it being very community oriented.  
2 She does not expect there to be any loud noises or anything that would affect the  
3 community in any way.  
4

5 Mr. Charbonneau asked what the applicant considers to be a small group. Mrs. Lashure  
6 answered that she felt the size of her driveway would regulate the size of the classes since  
7 it would only accommodate a certain number of cars.  
8

9 Mr. Brett asked how many cars the applicant expects could park in the driveway.  
10 Applicant answered about 5 cars could fit in the driveway without obstruction. Mr.  
11 Charbonneau asked if the 5 was in addition to the applicants cars and the applicant  
12 indicated that they would park in the garage.  
13

14 Mr. Charbonneau asked if a site plan was provided. None was provided, only a floor  
15 plan. Mr. Charbonneau asked how far off Murifield Drive is the driveway and the  
16 applicant referred to an aerial photo.  
17

18 Mr. Charbonneau then asked applicant about what days of the week she was hoping to  
19 operate. Applicant answered she didn't have a set schedule in mind but hoping for  
20 weekdays from approximately 9am to 10am and perhaps 4:30pm to 5:30pm and a  
21 Saturday morning class or a Saturday afternoon class. She indicated most yoga studios  
22 offer a morning and afternoon class. She would like to also offer a 1 on 1 private class  
23 for stay home moms at her convenience.  
24

25 Mr. Charbonneau asked if the classes would be held entirely inside the residence.  
26 Applicant responded yes. Mr. Charbonneau asked if all instruction was to be voice, with  
27 no audio amplification. Applicant answered yes, no microphones.  
28

29 Mr. Charbonneau asked if the applicant had people signed up already or what type of  
30 demand for classes did she anticipate. Applicant indicated that she used to teach at a  
31 local yoga studio and that she had a few stay at home moms that are interested. She  
32 indicated that the type of yoga she offers is geared more towards people who have a lot of  
33 stress. Ms. Lashure stated she is a school psychologist and that sometimes people who  
34 want to see her prefer to do so in a more private setting. She stated she had neighbors  
35 that were interested and liked the idea of being able to walk to yoga.  
36

37 Mr. Charbonneau asked what the space was now, was it above the garage? The applicant  
38 answered yes. The applicant stated there was also a bathroom with a separate entrance  
39 that is cut off from the rest of the house and a changing room.  
40

41 Mr. Charbonneau noted the letter of approval from the homeowners association. Mr.  
42 Charbonneau asked if the homeowners association owned two homes in the  
43 neighborhood and why do they list themselves as the owner. Mrs. Lashure answered that  
44 the conservation land that her home abuts in the rear is part of the homeowners  
45 association so there are two parcels of conservation land that abut her property.

1 Mr. Charbonneau asked if the board had any further questions for the applicant. Ms.  
2 Lawrence asked if the applicant had any plans for signage. Mrs. Lashure indicated she  
3 had not thought about it. Mr. Charbonneau stated that she could have a sign, but there are  
4 limitations of 4 square feet. Mrs. Lashure stated she would like a small sign so people  
5 know they are at the right house but nothing large and no lighting.  
6

7 Mr. Charbonneau read a letter from Lisa & John McRae, 22 Muirfield Drive, Stratham  
8 opposing the home occupation. Mr. & Mrs. McRae feel the yoga studio would be a  
9 change in the essential characteristics of the residential/agricultural neighborhood,  
10 increase traffic and cause potential parking issues.  
11

12 The applicant addressed the letter by stating that with regard to parking, they intend on  
13 only having enough cars parked at the studio that would fit into the driveway. Any  
14 additional people that wish to attend the class may do so by bicycle, or walking,  
15 assuming that they will have people in the neighborhood attending classes and be within  
16 walking distance. Mrs. Lashure also stated that the McRaes' have children and in-laws  
17 and as such have cars parked on the side of the road in front of their home on the  
18 weekends. Mr. Lashure stated they could set up their website so that people who want to  
19 attend a class and have a car, they could sign up for a parking spot when signing up for  
20 the class.  
21

22 Mrs. Lashure stated that the spirit of her yoga studio is not to pack people in and make a  
23 lot of money, rather to offer high quality instruction in a country setting.  
24

25 Terry Barnes asked what the total square footage is to be used. Mr. Charbonneau replied  
26 400 sq. ft. and that it is just the space above the garage.  
27

28 Mr. Elliott made a motion to close the public session.  
29

30 Mr. Brett seconded the motion.  
31

32 Motion carried unanimously.  
33

34 The Board went through the criteria for Section 5.13 Home Occupation.  
35

36 The Board agreed that all standards have been met. Any signage will need to be  
37 permitted separately through the Building Inspectors office.  
38

39 The board went through the standards for a Special Exception Section 7.8.2.  
40

41 The Board agreed that there is no hazard to the public or adjacent property on account of  
42 potential fire, explosion or release of toxic materials.  
43

44 The Board agreed there is no detriment to property values.

1 The Board discussed the issue of an increase in traffic. Mr. Brett suggested that as part of  
2 the Special Exception, the number of cars be limited in the driveway and that no cars be  
3 parked on Muirfield Drive.  
4

5 The Board then discussed the limiting of class participants. Mr. Barnes then suggested  
6 stating no street side parking, rather than no parking on Muirfield Drive because Roby  
7 Jewell is around the corner and people will park there.  
8

9 The Board agreed there is no excessive demand on municipal services.  
10

11 The Board agreed there is no increase in storm water runoff.  
12

13 The Board agreed all standards have been met.  
14

15 Mr. Brett made a motion to approve the Special Exception to operate a yoga studio within  
16 the single family residence with the following conditions:  
17

- 18 • Maximum of 5 cars will be allowed within the driveway with no street side  
19 parking.
- 20 • The hours of operation will be from 7am to 7pm.  
21

22 The motion was seconded by Jim Elliott.  
23

24 Motion passed unanimously.  
25

26 Mr. Charbonneau made the applicant aware that there is a 30 day appeal period and  
27 anything the applicant does within that 30 day period is at their own risk. Mr.  
28 Charbonneau also suggested they contact Mr. Barnes with regard to signage.  
29

30 Mr. Brett made a motion to close Case #600.  
31

32 Motion seconded by Mr. Elliott.  
33

34 Motion carried unanimously.  
35

### 36 **3. Approval of Minutes.**

37 The Board discussed who was present at the Aug. 13, 2013 & January 7, 2014 meetings.  
38 None of the current members were present. Minutes could not be approved. Moved to  
next meeting.

### 39 **4. Miscellaneous.**

40 Mr. Elliott made a motion to close the meeting.  
41

42 Mr. Brett seconded the motion.  
43

1 Motion carried unanimously.

2 **5. Adjournment.**

DRAFT