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6 **Stratham Zoning Board of Adjustment**
7 **Meeting Minutes**
8 **October 14, 2014**
9 **Municipal Center, Selectmen's Meeting Room**
10 **10 Bunker Hill Avenue**
11 **Time: 7:00 PM**
12

13
14 **Members Present:** **Garrett Dolan, Vice Chairman**
15 **Arol Charbonneau, Chairman**
16 **Chris Cavarretta, Full Time Member**
17 **Phil Caparso, Alternate**
18 **Deidre Lawrence, Alternate**
19

20 **Members Absent:** **Jim Elliott, Secretary**
21 **Chris Brett, Full Time Member**
22 **Timothy Copeland, Alternate/Board of Selectman Representative**
23

24 **Staff Present:** **Audrey Cline, Building Inspector/Code Enforcement Officer**
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27 **1. Call to Order/Roll Call.**

28 The Chairman took roll call and asked Ms. Lawrence and Mr. Caparso to be full voting
29 members. Both members agreed.

30 **2. Approval of Minutes.**

31 a. September 16, 2014

32 The Chairman felt that the minutes should be tabled to the next meeting due to only 2 people being
33 present who were at the September 16, 2014 meeting. Mr. Dolan commented that on Page 2 Line 4 it
34 states a motion was made, but the Land Use Assistant didn't know what the motion was for. Mr.
35 Dolan said he made the motion to open Case # 609 and turned over the floor to Mr. Roy's attorney
36 Kevin Baum.

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

38 a. **Case #612 Ralph and Lily Marston, 7R Winnicutt Road, Tax Map 17, Lot 91 within**
39 **the Residential/Agricultural Zoning District.** The applicant is requesting a Special
40 Exception pursuant to Article V. Supplementary Regulations, Section 5.4. Accessory

1 Apartments of the Stratham Zoning Ordinance to construct an accessory apartment within
2 an existing single family residence.

3
4 Mr. Caparso made a motion to accept the application as complete. Motion seconded by Mr.
5 Cavarretta. Motion carried unanimously.

6
7 The applicant, Ms. Petersen took the floor and explained that nothing was going to be
8 added to the house, and that an existing space would be used for the apartment. She
9 added that there won't be any encroachment on property lines. Her parents are getting
10 older so this apartment will enable her to move in to care for them. Ms. Petersen read a
11 letter from her parents authorizing her to represent them and make all decisions on their
12 behalf concerning 7R Winnicutt Road. The letter was placed into the file.

13
14 Mr. Caparso asked about the living area and septic plan. Ms. Petersen said she had sent
15 off a request to the State for a copy of the septic design. Her parents had run a septic
16 business for 40 years so she is not concerned about their septic system which is designed
17 for 4 bedrooms. The house doesn't have 4 bedrooms and there will only be 3 bedrooms
18 once the apartment is added.

19
20 Mr. Charbonneau asked about access. Ms. Petersen said there is already a set of stairs on
21 the outside of the building that lead upstairs and there is also a balcony area which
22 doesn't have stairs, and there are several windows. She added that the space was used as
23 a storage area.

24
25 Mr. Dolan asked where the apartment would be located in the house. Ms. Petersen said
26 the apartment will be above the garage.

27
28 Mr. Dolan made a motion to close the public session on Case # 612, Ralph and Lily
29 Marston, 7R Winnicutt Road, Tax Map 17, Lot 91 within the Residential/Agricultural
30 Zoning District. Motion seconded by Mr. Cavarretta. Motion carried unanimously.

31
32 The Board ran through the criteria for Section 5.4.3. Accessory Apartments

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34 The Board agreed that the applicant met all the criteria with the exception of 5.4.3.i.i
35 concerning septic facilities. However, the applicant did provide evidence that she has
36 sent off a request to the State for a copy of the property's current septic design so they
37 were willing to add the septic design as a condition to the approval.

38
39 The Board then turned to the criteria for a special exception in accordance with Section
40 17.8.2. The Board felt there were no issues and that the applicant met all of the criteria.

41
42 The Chairman asked the Board if there were any conditions beside the septic plan they
43 would like to add. Ms. Lawrence commented that perhaps there should be a condition
44 stating that the apartment should comply with building codes.

45
46 An abutter asked about the future of the property once the parents pass away. Ms.
47 Petersen said her parents want her to live there and their intent is for her to inherit the

1 house so the house will stay in the family. Ms. Cline added that there is no restriction on
2 who the apartment is rented to, the only restriction is it can't have more than 3 people
3 living there.

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5 Mr. Dolan made a motion for the special exception sought in case # 612 for Ralph and
6 Lily Marston, 7R Winnicutt Road, Tax Map 17, Lot 91 within the
7 Residential/Agricultural Zoning District. The applicant is requesting a special exception
8 pursuant to Article 5 Supplementary Regulations Section 5.4 Accessory Apartments of
9 the Stratham Zoning Ordinance to construct an accessory apartment within an existing
10 single family residence. He moves that Case #612 be approved with the condition that
11 the septic system be approved for a 4 bedroom unit and that the Code Enforcement
12 Officer is satisfied that the apartment meets all the zoning and building code
13 requirements. Motion seconded by Mr. Caparso. Motion carried unanimously.

14
15 The Chairman informed the applicant that there is a 30 day appeal period so she will be
16 proceeding at her own risk if she starts work before then.

17
18 Mr. Dolan made a motion to close Case # 612. Motion seconded by Mr. Caparso.
19 Motion carried unanimously.

20
21 **3. Miscellaneous.**

22 There were no miscellaneous items to report.

23
24 **4. Adjournment.**

25 Mr. Caparso made a motion to adjourn the meeting at 7:28 pm. Motion seconded by Mr. Cavarretta.
26 Motion carried unanimously.

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