



**Stratham Zoning Board of Adjustment  
Meeting Minutes  
February 10, 2015  
Municipal Center, Selectmen's Meeting Room  
10 Bunker Hill Avenue  
Time: 7:00 PM**

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**Members Present:** Arol Charbonneau, Chairman  
Garrett Dolan, Vice Chairman  
Chris Cavarretta, Full Time Member  
Timothy Copeland, Alternate/Board of Selectman Representative  
Deidre Lawrence, Alternate

**Members Absent:** Jim Elliott, Secretary  
Chris Brett, Full Time Member  
Phil Caparso, Alternate

**Staff Present:** Audrey Cline, Building Inspector/Code Enforcement Officer  
Lincoln Daley, Town Planner

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**1. Call to Order/Roll Call.**

The Chairman called the meeting to order.

**2. Approval of Minutes.**

a. January 13, 2015

The Board did not review the minutes.

**3. Public Meeting(s).**

a. **Case #614: Emerald Castle, LLC., 13 Evergreen Drive, Stratham, NH 03885 for the property located at 255 Portsmouth Avenue, Stratham, NH Tax Map 22, Lot 7.** Variance request from Section 3.6.F of the Stratham Zoning Ordinance to allow a personal service establishment use in the Residential/Agricultural Zoning district.

The Chairman explained that originally they were going to hear Case Number 614, but they had received a request from the applicant's attorney to continue the application as

1 there isn't a full board for tonight's meeting. The applicant would like the hearing to be  
2 rescheduled to March 3, 2015 if that is acceptable to the Board.

3 Mr. Dolan made a motion to allow the applicant Emerald Castle, LLC, 13 Evergreen  
4 Drive, Stratham, NH, to postpone the hearing to the specific date requested of March 3,  
5 2015. Motion seconded by Ms. Lawrence.

6 Mr. Copeland asked if it should be noted on record that they have a quorum. Mr. Dolan  
7 suggested they take roll call which the Board did.

8 The motion was carried unanimously.

9 **4. Public Meeting.**

10 **a. Board of Adjustment – Amended Rules of Procedure.**

11 The Chairman said this would be discussed at the next meeting and copies would be  
12 emailed to those members not present tonight.

13 **5. Miscellaneous.**

14 There were no miscellaneous items to report.

15 **6. Adjournment.**

16 Mr. Dolan made a motion to close the public hearing. Motion seconded by Mr. Copeland.  
17 Motion carried unanimously.

18 Mr. Dolan requested that the public hearing be re-opened. Mr. Copeland seconded the  
19 request. Request was agreed upon unanimously.

20 *Mr. Cavarretta arrived at 7:05 pm.*

21 Mr. Dolan said that Mr. Cavarretta had sent out an email regarding the Yellow Barn and  
22 asked if it was something for discussion at a meeting. Mr. Cavarretta said it wasn't, it was  
23 just to show the Yellow Barn was still open. The Chairman asked if that was an older email.  
24 Mr. Cavarretta confirmed that it was an old email that he sent a couple of weeks after the  
25 Board made their decision concerning that property. It was to show that they were  
26 advertising to their customers.

27 Mr. Dolan asked if anybody had been by the site. Ms. Cline said she had been by there on a  
28 regular basis. Mr. Dolan asked if they were abiding by the stipulations of the decision. Ms.  
29 Cline said going by what is visible from the road, she would said yes. Ms. Cline added that  
30 she had sent them one correspondence concerning the sign they had on the corner and she  
31 hasn't seen the sign since. Other members who drive by there every day said they hadn't  
32 seen anything to be concerned about either.

1 Mr. Dolan made a motion to adjourn the meeting. Seconded by Mr. Copeland. Motion  
2 carried unanimously.