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5 **Stratham Zoning Board of Adjustment**
6 **Meeting Minutes**

7 **September 9, 2015**

8 **Site Walk 313 Portsmouth Ave. Stratham Hill Stone**

9 **Time: 6:00 PM**
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12 **Members Present:** Arol Charbonneau, Chairman
13 Garrett Dolan, Member
14 Jim Elliot, Member
15 Phil Caparso, Alternate
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17 **Members Absent:** Chris Brett, Member
18 Chris Cavarretta, Member
19 Bruno Federico, Selectmen's Representative
20 Deidre Lawrence, Alternate
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22 **Staff Present:** Audrey Cline, Code Enforcement Officer
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26 **1. Call to Order/Roll Call**
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28 Mr. Charbonneau took roll call.
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30 **2. Site Walk/Public Meeting**
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32 **Case #624: Birse Living Trust, for the property located at 313 Portsmouth Ave,**
33 **Stratham, NH, Tax Map 22, Lot 29. An Appeal from Administrative Decision of**
34 **Audrey Cline, Code Enforcement Officer, dated June 15, 2015, Non-compliance with**
35 **ZBA Variance Case #345 reaffirmed via Appeal from Administrative Decision**
36 **Case#512.Adjournment.**
37

38 The group met in front of the wooden vehicle storage structure where Mr. Birse had set a
39 table up with pictures and information about the property.
40

41 Mr. Keane, Keane McDonald Law Firm, representing Mr. & Mrs. Birse & Trust, briefly
42 explained the history of Town approvals for the property, and handed out Exhibit #1, which
43 consisted of a hand drawn site plan, a computerized site plan, and eleven pages of
44 photographs from the 2008 through 2011 time period. Mr. Keane stated that the use of the

1 land area was not restricted in the initial approval and that materials and inventory related
2 to the business may be placed anywhere on the parcel.

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4 Audrey Cline asked about a pipe and hose structure. Mr. Birse answered that it was a water
5 well that had been used in the past for a variety of reasons, but now it is only used
6 occasionally, by others who Mr. Birse has given permission to use, such as a lawn seeding
7 company for the spray-seed truck.

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9 The group walked counter-clockwise from in front of the well area around the perimeter of
10 the property. Mr. Birse explained some of the displays alongside the road-side of the
11 property. Mr. Birse said that the BBQ and patio area in front had been used for Town
12 approved "Open House" events twice a year.

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14 Audrey Cline asked what the use of the metal building was. Mr. Birse said that the left half
15 was the landscaping office and the right side had been rented to an electronic recycling
16 business.

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18 Moving to the north sideline, the property line and areas of material storage were
19 discussed. To the back line, the location of the property line and the development of an area
20 outside of the property line was discussed. Mr. Birse said that the adjacent property owner
21 and acquaintances had his permission to cross his property in order to access the land-
22 locked parcel behind for hunting.

23
24 Mr. Birse said he was aware that he could not purchase any of the adjacent property in
25 order to expand the business.

26
27 The group had completed the circuit of the property and were standing in front of the
28 wooden vehicle storage structure. Audrey Cline asked about the air conditioner running in
29 a window on an upper level. Mr. Birse said that the area was his office. Looking at the
30 building, about half of the area had been enclosed. Mr. Birse stated that that interior area
31 was where he made stone items such as putting text on stones, grinding and shaping stones,
32 etc.

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34 There were no additional questions for Mr. Birse.

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36 **3. Adjournment**

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38 Mr. Caparso motioned to adjourn at 6:31 PM. Mr. Dolan seconded the motion. Motion
39 carried.