

TOWN OF WEBSTER, NEW HAMPSHIRE

Zoning Board

945 Battle Street/Rte. 127

Webster, NH 03303

Tel. (603) 648-2272

Fax (603) 648-6055

e-mail: townofwebsterpb@tds.net

Zoning Board of Adjustment Minutes November 13, 2007

Members Present: Marty Bender, Chairman; Pat Inman, Secretary; Don Koberski, member; Dave Barnes, member; Bobby Drown, member; Linda Hook, alternate;

7:05 Secretary Pat Inman read notice for first applicants, Hien and Raymond Harris, requesting a Commercial Exception (Home Business) concerning Article V Section 2 of the Zoning Ordinance to operate a tailoring and alteration business at their residence at 24 Blackberry Lane. Chairman Bender explained the procedure and invited the Harris' to explain the details of their request. When living in Freeport, ME, Mrs. Harris operated a home based sewing/tailoring business for ten years. She wishes to operate same in Webster. The business is located in a converted garage in the main dwelling. The house is 2016 sq. ft. of living space; the designated business area is about 500 sq ft. The driveway was enlarged to accommodate parking (an area approximately 50' x 50'). There are no other employees. The hours of operation are 9-5, Monday to Friday and 10-4, Saturday. Blackberry Lane, as shown on a Planning Board Plat, is a private way owned and maintained by Dave Marcello. There is a 2'x3' sign on Route 127 and a sign approximately 14"x16" at the business location.

Chairman Bender opened the discussion to those in favor. Abutters Dave and Sharon Sanborn, Harris' neighbors, spoke in favor of the business. They said the shop is very professional and the Harris' are a great addition to the neighborhood and an asset to the Town of Webster.

Chairman Bender opened the discussion to those opposed. No one spoke in opposition.

Chairman Bender than opened Board discussion: Bobby Drown asked if the Town would have any responsibility for maintenance of the road. Chairman Bender said it would not be an issue because it is a private way. Signs were discussed but it was decided not to be an issue as long as they were appropriate size. Bobby Drown asked if we should request a letter of approval from the developer of subdivision, but this is not necessary since Vinewood Development was notified of hearing and chose not to appear.

Dave Barnes made a motion to approve request; motion seconded by Don Koberski; approved unanimously.

Decision: in favor of application with the following conditions (1) site review waived since home business, not commercial (2) business is owner operated (3) operating hours remain as stated above (4) signage is no larger than 3'x4' on Battle Street/Route 127 (5) signage is no larger than 14'x16" at home site.

7:35 Secretary Pat Inman read notice for second applicant, Charles Bartlett, IV, who is requesting to construct a new home approximately 47' +/- from the side lot line at 309 Tyler Road. Chairman Bender explained the procedure and invited Mr. Bartlett to explain the details of his request. Mr. Bartlett stated that he is replacing a trailer with a new home that is wider than the trailer. Therefore, his front boundary impinges onto setback by approximately 4'. He became aware of this after the new building was under way. The building application and the septic system have already been approved.

Chairman Bender opened the discussion to those in favor. Mrs. Sandra Bartlett, the abutter in question, spoke in favor of the exception.

Chairman Bender opened the discussion to those opposed. No one was in opposition.

Board discussion: Bobby Drown asked the amount of frontage which was 220'. An exception on this has already been approved by the Board.

Pat Inman made a motion to approve request; seconded by Bobby Drown; request approved unanimously.

Decision: in favor of application with no conditions.

8:20 Discussion began regarding Coldbrook Campground. Attorney McGrath filed a motion for a rehearing. The motion was filed late. The deadline for filing was November 8 which was 30 days after hearing decision from October 9. The motion was received on November 9. Chairman Bender suggested that motion be denied without reading it which was unanimously agreed upon. Chairman Bender will confer with Attorney Mayer regarding composing letter of denial to the applicant. The next step is up to the applicant.

Respectfully Submitted,

Patricia Inman
Secretary

PI/ms