

**TOWN OF WEBSTER, New Hampshire**  
***Zoning Board of Adjustment***  
**945 Battle Street/Rte 127**  
**Webster, NH 03303**  
**Tel. (603) 648-2272**

**MINUTES FROM ZBA HEARING 02/19/2008**

Members present: Chairman Marty Bender, Secretary Pat Inman, Members Bobby Drown, Don Koberski, Dave Barnes, Linda Hook and Chris Vary.

Also attending: Wayne St. Jacques (applicant), Madeleine Roberts (abutter) and Selectman Dave Klumb, Paul Silberman.

7:06 Chairman Bender opened the hearing and explained the hearing process to the applicant. He then asked Mr. St. Jacques to proceed with his request.

The applicant explained that he currently teaches Karate at the school and wishes to supplement these instructions in his home. He currently pays insurance and rent to the school. He does not make enough money to expand his classes at the school. He proposes to hold the classes in his basement. Mr. Jacques distributed pictures and a detailed drawing of the basement where he intends to hold the classes. There are two means of egress from the basement – through the bulkhead and through the garage. He explained the parking situation and says that at almost all times there will be enough room on his property to hold the cars. He intends to hold classes on Thursdays, 2-4 times per month, from either 6-8 pm or 7-9 pm. Children ages 6-7 and adults are currently enrolled in classes. Mr. St. Jacques asked what type of signage would be permitted. The maximum size allowed is 3'x4' and no electronic signs are allowed.

Chairman Bender asked what the maximum number of hours per month would be and how many students. Mr. St. Jacques responded that he would be starting with 4 classes a month increasing to a maximum of 8 with 6-8 students.

Board member Mr. Drown asked the applicant if he could live with a maximum of 10 students. Mr. St. Jacques responded in the affirmative.

Chairman Bender asked if there was anyone who wished to speak in favor of the request. Madeleine Roberts, abutter, spoke in favor of the request. She said that Mr. St. Jacques is currently doing a good job with the children.

No one spoke in opposition of the request

Chairman Bender closed the hearing at 7:30pm and opened the meeting for Board discussion. The general consensus was that this business would help the community and the applicant was able to meet the criteria for the home business exception.

Secretary Inman made a motion to approve the request for a special exception. Member Koberski seconded the motion. The vote was unanimous with the following criteria: maximum signage allowed is 3'x4', maximum number of classes 8 hours per month, and maximum of ten students, hours to be between 6 and 9 pm.

After the hearing portion of the meeting, ZBA/PB Secretary Mary Smith distributed copies of a letter from Attorney Barton Mayer regarding Pratt v. Town of Webster. Enclosed with the letter was a copy of the decision by the Supreme Court rejecting the appeal of Mr. and Mrs. Pratt.

At this time, Mr. Paul Silberman introduced himself to the Board as the new owner of "Cowdry's Store". A brief discussion was held regarding future possibilities for the store. The Board welcomed Mr. Silberman to Webster.

Respectfully submitted,

Patricia Inman  
Secretary