

APPROVED

Town of Grantham
Zoning Board of Adjustment Minutes
April 28, 2016

Chairman Conrad Frey called the meeting to order at 7:00 p.m. on Thursday, April 28, 2016 in the Jerry Whitney Memorial Conference Room located at 300 Route 10 South.

Present: Chair Conrad Frey; Selectmen's Representative Connie Jones; Margery Bostrom; Richard Mansfield; Peter Gardiner; Clerk Martha Norris.

Absent: Myron Cummings; Tanya McIntire; Peter Guillette.

Public: Jessica Davis; Kate Viles; Andrew Edmunds.

Approval of Minutes

Chair Frey asked Board members if there were any corrections to the minutes from the March 2, 2016 meeting. Gardiner requested that on page two, first paragraph line one, his name be removed and second paragraph; starting on line nine where his name begins; delete the sentence. There being no further corrections motion by M. Bostrom and second P. Gardiner to approve the minutes as amended.

Unanimously Approved

New Business

Conceptual # 04 – 2016 – 01

Jessica Davis and Kate Viles

Proposed Dog Grooming / Training Facility; 120 Route 10 South; Map 233 Lot 026

Chair Frey stated it was his understanding the reason Davis and Viles were here this evening was because they had already gone to planning board as a conceptual and had been advised to go to zoning board first to see if any variance was needed.

Davis said that at the planning board meeting that took place on April 7, 2016 they had been advised by planning board to go to zoning to see if the subject business would qualify as a permitted use or would they need a variance.

Frey asked Davis to explain what their intentions were for the business. Davis stated that she and Viles had been dog training professionals and in business together for the last 15 years or so and currently have other businesses based out of Andover, Hartland and Hanover. Davis said they have been looking for a place to bring them together in one area and through the veterinarian next door (and also being her vet) had heard about the empty building. Davis continued that the space will be used as a training facility and holistic grooming, K-9 massage

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and canine physical therapy will also be offered. Davis continued there will be no day or overnight boarding. Frey asked if this would be inside or outside. Davis stated all inside. Mansfield asked where the dogs would go to the bathroom. Davis stated there would be a designated area for that. Viles said that people are required to pick up after their dog, and continued they have zero tolerance for people that don't clean up after their dog. They will also be doing weekly checking to see if the area in question needs treating i.e. lyme, raking and reseeding.

Chair Frey next read from the Zoning Ordinance and decided the subject business qualified as a permitted use under permitted uses (a- 5; Service Businesses) in Article IV – A Business District (BD). Frey stated a “variance” will not be required of them. Therefore, zoning will not be an issue when they appear before the Planning Board for final approval. Frey asked the Board if they had any further opinions on this and Gardiner said that he agreed with Frey on this matter.

The Zoning Board agreed unanimously that no variance was needed.

Correspondence

22nd Annual Spring Planning & Zoning Conference coming up on June 4, 2016.

Chair Frey told members that if they should decide to attend to contact Clerk Norris.

At this time member Tanya McIntire arrived and apologized for being late. She stated that she would like to attend the conference.

Adjournment

Chair Frey stated there being no further business a motion was made by R. Mansfield and second by P. Gardiner to adjourn the meeting at 7:20 p.m.

Unanimously Approved

The next meeting of the Zoning Board will be May 26, 2016. The application deadline for that meeting will be May 6, 2016.

Respectfully Submitted,

Martha Norris
ZBA Clerk