

APPROVED

Town of Grantham, NH
Zoning Board of Adjustment Minutes
January 28, 2016

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

Present: Chair Conrad Frey; Richard (Dick) Mansfield; Tanya McIntire; Margery Bostrom; Peter Guillette; Peter Gardiner.

Absent: Selectmen's Representative Sheridan Brown; Myron Cummings.

Public: Melanie Holzer; Grace Holzer; Adam McLain; Louis Sanborn and C. Peter James.

Chair Frey stated that with Member Myron Cummings absence he asked that Alternate Peter Guillette be appointed a voting member for tonight's meeting.

Unanimously Approved

Approval of Minutes

Chair Frey asked the Board members if there were any corrections to the minutes from the December 17, 2016 meeting. Frey said that Clerk Norris had brought to his attention that only the names of who approved and adjourned the minutes were missing. There being no further corrections motion was made by Richard Mansfield and seconded by Margery Bostrom to approve the minutes as amended.

Unanimously Approved

Old Business

Chair Frey stated that he would like to go to "Old Business" first to explain to the members about the changes that were discussed at their last meeting on December 17, 2015. Frey said they (Zoning Board) had gone before the Planning Board on January 7, 2016 with some changes to be made for the Zoning Ordinance that were accepted by the Planning Board and will be put on the warrant for Town Meeting on Tuesday, March 8, 2016.

New Business

Variance/Special Exception #01 – 2016
Applicant Paul Holzer/ Proposed Café located at 151 Route 10 North
Map 226 Lot 020

Chair Frey told the Board they have a special request for an exception in Business District One (BD1) and asked the applicants to introduce themselves.

Melanie Holzer (wife of applicant Paul Holzer) apologized for her husband's absence do to a previous engagement and introduced Baby Grace Holzer (the namesake of the proposed Café)

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and P. Holzer's brother Adam McLain, also co-owner and manager of the proposed Café, who were here this evening to discuss their plans with the board.

Holzer said that they moved to the area about a year ago and she actually has a business herself here in Grantham at the Yoga Connection building where she practices psychology and noticed where the previous business for the ice cream parlor was vacant. Holzer said she was looking for a place that would be family oriented to include small children.

McLain said that he had some more information to pass out as to what the layout will be and explained that Graces Café would be a family owned and operated business that would serve breakfast and lunch. They would also have an area to relax and play board games and have a coffee. McLain stated it is going to be a restaurant that is kid friendly, also this would be a place for students to come and study or to hold business meetings as well. McLain said that their plans are to have a nice homey atmosphere.

Chair Frey asked about seating. McLain stated at this time the maximum for seating is 28 people. Frey asked is that by state laws and McLain said yes. Guillette asked McLain will parking be what is allowed in the Zoning Ordinance. McLain said yes. Frey said he noticed in the drawings a take-out window and what percentage would this be of the business. McLain stated they do not plan on having the take –out window as the primary part of the business at all, it would be more of a convenience for people that did not have time to come inside and they could call ahead with an order. Holzer said she was comparing take out as the same as Rum Brook Deli has except with a window.

Guillette asked if the window would be in the same location as the previous one for the ice cream parlor where they are just passing food through. Holzer stated yes. Frey asked if the business would primarily be breakfast and lunch and McLain stated yes and no dinner. Mansfield asked McLain what the hours would be and he said they would like to start with the hours from 6:00a.m. to 6:00p.m. McLain said that would not be their permanent hours, they would like to see how the business goes and they do not plan on interfering with any of the dinner establishments in town such as the Farmers Table. Holzer stated they would like to accommodate the hours for when children are getting out of school especially in the summer when they might want to serve ice-cream.

Chair Frey asked if there would be any change in signage and Holzer said they would have that information for when they go to Planning Board next. Holzer mentioned that her husband is the one gathering all this information. McIntire asked about the signage at the beginning of the driveway onto the property that advertises all of the businesses. Frey stated that is allowed for such a business area. Holzer mentioned the signage they are thinking of doing is similar to the one at Tresk Interiors (formerly located in the Sawyer Brook Plaza area) over in the Rum Brook shopping plaza.

Bostrom asked if the food preparation would be done on sight or brought in. McLain stated they would like to have in house cooking and also would like to find a bakery in the area they

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could work with. Chair Frey asked about the signage if it would be flashing or lighted. McLain said no.

Chair Frey asked the board if they had any further questions, there being none he started to read aloud the questions in the Zoning Board of Adjustment manual pertaining to this application. All the members agreed to approve the application with no conditions.

Unanimously Approved

Holzer and McLain thanked the Board.

Other Business

Louis E. Sanborn / Proposed Home Business
Map 233 Lot 085

Sanborn introduced himself and explained that he had been a resident of Grantham and a real estate agent for many years and recently retired. He explained that old friends and customers had recently been calling him with real estate questions which by law he was not permitted to answer since he was no longer licensed. He said he has since renewed his license and would like to know what would be required to have a home business now.

Chair Frey asked Sanborn if he was asking for a real estate/consultancy business. Sanborn stated that he would be a broker and from time to time people will call him with regards to buying or selling a house. Sanborn stated this would not be a big operation at all. Frey asked if this was going to be a computer type business only and ancillary equipment. Sanborn stated yes, but there would be an occasion that someone might come to the house to meet with him and then leave to go look at a property and there would be very little impact with cars if any. Frey said that would then be insubordinate /incidental to the main part of his business which would be answering questions and using his computer. Frey said what he is trying to do is figure out if it was necessary for Sanborn to have to come to the Board for a special exception or not at all. Sanborn stated that he would like to have modest signage on his property.

Chair Frey said that what Sanborn was planning on doing, no application or approval was necessary. Sanborn asked Frey if he needed to go to the Planning Board for anything and Frey said no. Frey stated that unless Sanborn started having lots of cars coming and going he would not need to come to Zoning or Planning. Louis Sanborn thanked the Board for their time.

Correspondence

None

Adjournment

Chair Frey stated there being no further business a motion was made by T. McIntire and seconded by M. Bostrom to adjourn the meeting.

Unanimously Approved to adjourn at 7:40 p.m.

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The next Zoning Board of Adjustment meeting will take place on February 25, 2016 unless otherwise posted.

Respectfully Submitted,

Martha Norris
ZBA Clerk