

APPROVED

Town of Grantham
Zoning Board of Adjustment
Minutes
March 14, 2013

Chair Conrad Frey called the Zoning Board meeting to order at 7:00p.m. Thursday, March 14, 2013. The meeting was held in the Jerry Whitney Memorial Conference Room located at Town Hall, 300 Route 10 South in Grantham.

Present: Chair Conrad Frey; Richard (Dick) Mansfield; Margery Bostrom and Clerk Martha Norris.

Absent: Myron Cummings; Tanya McIntire.

Members of the public: Robert (Bob) MacNeil; Patricia MacNeil; Ernie Collier; Joe & Joyce Cioffi; Catherine & Matthew Maclean; Jeff Swift.

Opening statement from Chair Frey:

Frey explained to the applicants that due to having only three (3) members present that any vote on the variance criteria would have to be unanimous to pass. The applicants were asked if they wished to defer to a later date when the full board would be present. Both applicants agreed to continue with their applications this evening.

Approval of Minutes

Chair Frey asked the Board members if they had reviewed the minutes from January 25, 2013 were there any corrections. Frey stated that on page two (2) 5th line down, second paragraph be deleted with regards to Bostrom. Clerk Norris also noted on first page, dates should read January 24, 2013 not January 25th at the beginning top of page and introduction. Motion made by Dick Mansfield and second Margery Bostrom to approve minutes with corrections.

Approved by Unanimous Vote

New Business

Variance application #03 – 2013; Map 233 Lot 026
Catherine & Matt Maclean, Veterinary Clinic

Chair Frey asked the first applicant, Catherine Maclean to step forward and present her application. Maclean started off by stating that she wanted to open a veterinary clinic in the Sawyer Brook Plaza that would not have boarding, it would only be a veterinary practice for animals that are sick, need surgical procedures and also in need of wellness vaccines. Maclean stated that she felt that this practice would not be of harm to other businesses in the area and also plans to put up fencing on the side area for the animals to go outside when needed to be walked. The kennel will also be sound proofed so as the noise from the animals will not be heard from surrounding businesses.

APPROVED

Maclean went on to explain to the Board the hours of operation and that she also plans on being a cat friendly practice since there really isn't any clinic in the area for them. Maclean said that she also plans to become an American Animal Hospital Association Practice, which means they will live up to very high standards and will also offer acupuncture for the animals.

Frey asked if any abutters were present, there being none Frey asked whom her abutters were. Maclean stated that there were some abutters present at the Planning Board meeting and also a list attached to the original Zoning Board application. Frey asked if there were any businesses or residential living behind the building and she said not to her knowledge. Frey asked if the animals would be left to run around and Maclean stated no, that they would be with an attendant at all times and only outside on a leash in the fenced in area to use the bathroom when need be.

Frey then asked the board members if they had any questions. Mansfield asked if the clinic would be boarding animals and Maclean stated no. Mansfield asked what if the animals were ill. Maclean said that if the animal was very critical she would send them to the emergency hospital in Lebanon, NH and/or if the situation was something minor and just needed to keep the animal overnight if they were not well enough to go home. Mansfield asked about waste and what about animals that have to be euthanized, what happens then. Maclean stated that the animal's owner would take their pet home to bury and/or there will be a cremation service and a large freezer for placement of the deceased animal to store the body until the cremation service picked up.

Frey asked Maclean how many people would be employed. Maclean stated that in the beginning there would be herself, a receptionist and a technician. Maclean stated that as the business grows she would then hire more employees. Frey asked Maclean had she done this type of business before. Maclean stated yes and that she is currently the supervisor at her current job.

Frey asked the board and audience if there were any further questions for Maclean. There being none, Frey read the five (5) criteria for the variance. After reading all the criteria for the variance it was ***Unanimously Approved*** by the Zoning Board of Adjustment.

New Business

Variance application #03 – 2013; Map 226 Lot 020
Joe & Joyce Cioffi; Ernie Collier, Ice Cream Garden

Frey stated that this variance would also be based on the same criteria as was for the previous application. Frey asked Joe Cioffi to explain to the board his intent for the purposed business.

Cioffi stepped forward and explained that anyone that new of him or properties that he owns that he takes great pride in caring for them and their upkeep. Cioffi said that

APPROVED

as far as any noise, that would only be coming from the children running around in the purposed play area. Frey asked Cioffi if that meant he would have playground equipment. Cioffi stated yes, there would be plenty of receptacles for used eating utensils and dishes. Cioffi went on to tell the board of his own experiences running his own business for 32 years that recently sold. Cioffi stated this was an idea he has had for awhile and he had discussed it with Collier since Collier is the owner of the buildings/property.

Mansfield asked Cioffi to refresh his memory as to exactly what kind of business he will be running. Cioffi explained selling ice cream, sundaes, penny candies, and tee shirts/sweat shirts. Mansfield asked Cioffi if he had any plans to go beyond that. Cioffi stated no.

Bostrom asked Cioffi how many employees he planned to have. Cioffi stated himself, one of his grand children and a neighbor of his. Cioffi said at this time there would be three (3). Frey stated the abutters are mostly the surrounding businesses in the complex, Route 10 South and I-89. He asked Cioffi if there was going to be any fencing /screening from the roads or other parts of the complex. Cioffi said there already was chain link fencing separating the road and the Park- n- Ride but they would have a privacy fence between them and the day care center out back. Cioffi explained that at this time there was no need for any additional fencing. Mansfield said children running around with ice creams then would not be in any danger from the highway, Cioffi said no. Cioffi stated that most of the younger children would be under adult supervision. Frey asked about the seating and Cioffi stated they would be supplying picnic tables. There was further discussion as to the design of the inside and where / how things would be stored.

Mansfield asked about plumbing in the building for washing dishes etcetera. Cioffi said the next step if approved this evening was to go to the State to get approval for what they will need to open the business.

Frey directed his next question to Ernie Collier and asked him if he had gotten any statistics on ice cream businesses in the area. Collier stated that he did meet with local resident Chris Gallien who works for an ice cream company and delivers to over approximately 1000 New England ice cream businesses, and there really isn't any statistical data on whether or not people "take out" ice cream, as the majority would sit at picnic tables and such. Cioffi stated that he really does not want people to take out, but sit rather at the picnic tables in a more family friendly environment. Collier also said that while he was vacationing in Florida recently, he visited several ice cream shops and observed people not getting back into their cars but rather standing or sitting depending on the type of shop.

Collier went on to say they do plan on having ice cream in a cooler inside the business too.

APPROVED

Bostrom asked if there were going to be any swings and/or slides for the children. Cioffi stated that out back they plan on having a play area for the children. Frey asked how large. Cioffi said probably a couple swing sets and an area for the kids to run around in.

Frey then read the criteria's for the variance. After reading all the criteria it was *Unanimously Approved* by the Zoning Board of Adjustment.

Cioffi thanked the board.

Old Business

None

Other

Chair Frey wished to have the minutes reflect on the contributions of former Board member John Clayton who died recently. John had been a stalwart of the ZBA since its inception always contributing with well thought out analysis of the questions at hand. Beyond his service on the ZBA, John was well respected and liked throughout the Grantham community. The Board members present spoke of their memories of John and how we will be missed as a good friend.

Ernie Collier spoke with Chair Frey of his interest in joining the Zoning Board before leaving the meeting this evening and Frey told Collier that he would be in touch with him.

Correspondence

None

Adjournment

Chair Frey asked the Board members if there were any further questions / discussions. There being none a motion was made by Margery Bostrom and second Dick Mansfield to adjourn the meeting. *Approved by Unanimous Vote* to adjourn at 7: 50 p.m. The next Zoning Board of Adjustment meeting will take place on April 25, 2013 if applications are received.

Respectfully Submitted,

Martha M. Norris
ZBA Clerk