

# APPROVED

## TOWN OF GRANTHAM ZONING BOARD OF ADJUSTMENT MINUTES SEPTEMBER 27, 2018

Chairman Conrad Frey called the meeting to order at 7:00p.m., September 27, 2018 in the Jerry Whitney Memorial Conference Room located at 300 Route 10 South.

Present: Zoning Board Chair Conrad Frey; Members Peter Guillette; Tanya McIntire; Peter Gardiner; Selectmen's Representative Constance Jones and Clerk Martha Norris.

Absent: Myron Cummings

Public: Thomas R. Shemanske; Linda Shemanske and Jill McIntyre

### **Approval of Minutes**

Chair Frey asked the board if there were any corrections or additions required of the minutes from August 23, 2018. There being corrections previously made by Chair Frey and emailed to all board members, Peter Guillette made motion to accept the minutes as amended and second by Peter Gardiner.

***Unanimously Approved***

### **New Business**

Home Business - Special Exception for review of Article IX

ZBA Case # 2018-09 Application #01

Jill and Chris McIntyre

Proposed Catering Business - Map 220 Lot 057

Chair Frey asked Jill McIntyre to present her application.

Jill McIntyre stepped forward and explained to the board members that she currently has been experimenting with the process of making soaps, creams etcetera at her home now. Frey stated looking ahead to the purchase of a lye tank what about disposal and would there be any wasted product. McIntyre stated no and that the lye tank was just not lye, that it was a solution mixed with water for making these types of products. Frey asked currently was this taking place in a small section of her house and McIntyre said yes, right now in her kitchen. McIntyre continued that if this should turn out to be successful in the next few years is when they would purchase the tabletop lye tank to be more efficient in making larger batches of the products. She said they would then move the business into the garage. Frey asked if the garage was attached to the house and McIntyre stated yes. Frey next asked if she would have help with this and McIntyre said yes, her teenage daughter would be helping. Frey explained the home business article to McIntyre with reference to having hired help and what was allowed.

Gillette commented that he felt McIntyre had been very thorough in her cover letter/application and he had no need for further questioning due to this fact.

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Gardiner asked how she would promote the sales of the products and McIntyre stated going to craft fairs. Gardiner asked about the internet and McIntyre stated that yes she would be going through the internet which would include the sales and shipping of the products if her business was to become that big. She also mentioned that UPS comes by her neighborhood almost daily. Guillette said from his understanding for the record that McIntyre was not going to be running a retail business out of her home and she stated no.

Chair Frey next read aloud the requirements for this application to the members for approval. The Board voted unanimously to approve the application with one (1) condition:

1. Please refer to the applicants attached cover letter for what is specifically permitted.

Jill McIntyre thanked the Board.

### **New Business**

Variance from Article V-A, c-1

ZBA Case # 2018-09 Application #2

Thomas R. Shemanske

Proposed generator replacement – Map 236 Lot 025

Chair Frey asked Thomas Shemanske to present his application.

Shemanske stated that this past spring he had to have the septic system replaced on his property and have moved to a different location so there would be access to his well if need be. He stated that the generator that had originally been installed approximately 12 years ago had not been approved at that time for the required 10 foot setback and currently was only seven (7) feet back from the property line. Because of this situation he was required to come to the Zoning Board for approval before replacing the generator with a new one. Frey said what Shemanske needed was a retroactive approval because the previous owner of the property originally never came before the board. McIntire asked if it were grandfathered and Frey stated no.

Frey asked if there were a buffer between where the generator currently is and the neighboring property line and Shemanske stated yes. Gardiner asked what it would be mounted on and Shemanske said a concrete pad. McIntire asked if the neighbors had complained of the noise and Shemanske stated no.

Chair Frey read aloud the requirements for this application to the members for approval. The Board voted unanimously to approve the application with one (1) condition:

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1. Exact location is outlined in the submission of Thomas R. Shemanske (ZBA 09-2018 #2)

Thomas Shemanske thanked the Board.

### **Old Business**

Frey mentioned to the Zoning Board members that they need to update the ordinance with some changes to include AirBnB's and get these in writing again on time to the Planning Board for their approval before the deadline is to be met.

### **Other Business**

Frey asked Selectmen's Representative Jones if there were any updates on the property with all the vehicles etcetera located on Route 10 South. Jones stated that the Selectmen are currently working on this.

### **Adjournment**

Chair Frey stated that there being no further business motion was made by Guillette and seconded by Gardiner to adjourn the meeting at 7:35p.m.

The next meeting of the Zoning board will take place on October 25, 2018 at 7:00p.m. in the Jerry Whitney Memorial Conference Room of the Grantham Town Hall.

Respectfully Submitted,  
Martha Norris, ZBA Clerk