

Town of Grantham NH
Zoning Board of Adjustment
Minutes
March 26, 2009
APPROVED

Chairman Conrad Frey called the ZBA meeting to order at 7:00 p.m. Thursday, March 26, 2009. The meeting was held in the lower level Grantham Town Hall located at 300 Route 10 South in Grantham. Frey asked the clerk for a roll call.

PRESENT

Chairman Conrad Frey
Richard Mansfield
Peter Gardiner
Tanya McIntire
Martha Menard, Clerk

ABSENT

John Clayton
Margery Bostrom
Myron Cummings

Members of the public: Donna Morneau/applicant

Frey asked the Board members if they had reviewed the minutes from January 22, 2009 and were there any corrections, there being only a few minor word changes a motion was made by Peter Gardiner and seconded by Richard Mansfield.

Approved by Unanimous Vote

Correspondence

None

New Business

Donna Morneau / 191 Dunbar Hill Rd.; Map 233 Lot 099 / Owner
Dog Agility Classes

Use Variance and Special Exception/Home Business Applications

Frey stated that there was only one applicant this evening with two applications, and that the Board would go through the first application before going on to the second.

Frey asked Donna Morneau to present her application for a use variance.

D. Morneau stated that she would like to have dog agility classes at her home during May to October. Frey asked if she could explain to the Board what dog agility classes are. D. Morneau explained that specifically there is the dog handler (owner of the dog) and their dog, who will learn to navigate through a course of obstacles such as tunnels, jumps and seesaws and voice commands. Basically the dog and handler are working together. There will also be different times/classes set up for each level of dog/ handler so that no two handlers and their dogs will be together at the same time. Frey stated that these dogs

must be sophisticated dogs. D. Morneau said basically these dogs have already been through some sort of training and showed the Board a booklet of photos with dogs and their handlers going through these type courses. D. Morneau stated that some of these dogs go on to win ribbons in dog shows.

Frey asked D. Morneau if she was going to have a temporary fence installed. She stated yes and that it would be four feet in height. Frey asked if she had a plot plan and proceeded to look at a drawing of her land and the proposed sight for these classes. Frey mentioned he knew of the location and understood she had quite a large lot with a large set back from the road. Mansfield asked where on her property this would be taking place. D. Morneau pointed out on the drawing for the Board to see the layout of the property and where she intended to train the dogs. Mansfield asked how much square footage would be allowed for this. D. Morneau explained the area in question is approximately 120 feet x 50 feet that will be used for the classes. Frey asked if she had a horse also there and she stated yes.

Frey explained to D. Morneau the reason she had to apply for the Use Variance first before the Special Exception because of the parking issues due to the fact she had mentioned having no more than five dogs implied having up to five cars. D. Morneau stated that yes there could be five cars. Frey stated that would be the reason to apply for a variance because no more than three cars at any one time are allowed for a Home Business. Frey then asked if she was planning on altering the house or selling any merchandise and D. Morneau stated no.

McIntire asked if there was a long driveway and/or would there be any parking on the road. Frey and Gardiner stated they knew exactly where the property was located. D. Morneau said there would not be any parking on the road and the classes were to be spaced 45minutes apart as not to have dogs/handlers at the same time thereby minimizing traffic.

Frey then asked the Board to go through the Use Variance criteria. After the Board discussed each, the application was ***Unanimously Approved*** with the following condition:

No more than five (5) cars at any time, not counting the owners vehicles.

Frey stated to the Board they would now move on to the second application of Donna Morneau for the Special Exception required for permitting a Home Business and read from the Zoning Board Ordinance the questions for allowing a Special Exception. Frey said that he would read the criteria for a Special Exception and if any Board member had a question on a particular criterion, the Board would pursue the issues pertaining to that question. The Board all agreed on this.

When Frey got to the question that the use “will not be Contrary to the public health, safety or welfare by reason of undue traffic congestion or hazards, undue risk to life or property, unsanitary or unhealthful emissions or waste disposal, or similar adverse causes

or conditions”, McIntire asked what was done with all the dog feces. D. Morneau said that when she cleans it up she just mixes it with the horse manure and bags it up.

McIntire then went on to ask D. Morneau how she handles the situation when two dogs do not get along. D. Moreau said that dogs are not allowed to interact with each other and that there is only one dog/one handler interacting allowed in the enclosed area. D. Morneau when on to explain to the Board that if there were any problem dogs they would not be allowed to participate in her training classes.

Gardiner asked if the dogs would be muzzled and D. Morneau said no. Frey continued on with the rest of the questioning and also asked D. Morneau if she would be having any signs. She stated no. Frey finished with the questions and the Board members gave ***Unanimous Approval*** for a Special Exception / Home Business application with the only condition the one cited as a part of the Use Variance application.

D. Morneau thanked the Board.

Frey asked the Board if there was any further discussion/questions, there being none a motion was made by Tanya McIntire and seconded by Peter Gardiner.

Approved by Unanimous Vote to adjourn at 7:25 p.m. The next Zoning Board meeting will take place on April 23, 2009

Respectfully Submitted,

Martha M. Menard
ZBA Clerk
March 27, 2009