

CANDIA ZONING BOARD OF ADJUSTMENT
Minutes of March 27, 2018
APPROVED

Place: Town Hall; Meeting room

Call to Order: 7:00 pm following the Pledge of Allegiance

Members Present: Bob Petrin, Chairman; Boyd Chivers, and Ron Howe.

Absent: Judith Szot, Vice Chair; Ingrid Byrd.

Present: Dave Murray, Building Inspector

Approval of Minutes: February 27, 2018

MOTION:

B. Petrin **motioned** to approve the minutes from February 27, 2018 as presented. B. Chivers **seconded**. R. Howe was **in favor**. The **motion carries** with a vote of **(3-0-0)**.

Case 18-629 Applicant: Cynthia Stribling, 591 High Street, Candia NH 03034; Owner: same; Property Location: same; Map 405 Lot 57-1; for a Special Exception under Article V Section 5.02B (b-3): Service establishments and retail stores serving local neighborhood needs including barber and beauty shops, etc. Intent: To use my garage/home to wash dogs and cats including nails and haircuts (pet grooming).

Present: Applicant Cynthia Stribling of 591 High Street, Candia, NH 03034; Laird Stribling of 591 High Street, Candia NH 03034.

Abutters Present: None

B. Petrin said you do have the benefit of a full Board where there are five members usually; two of them are not with us this evening. We do have a majority so we can continue if you'd like that. If the ruling goes against you there's a question of appeal. Would you like to proceed just the same? C. Stribling replied yes.

C. Stribling said I've been a pet groomer for over 30 years and I'm currently working in Boston. I just want to do it in my home. I've had it before; just small, a couple of dogs a day, nothing big. B. Petrin asked will that be your only form of employment. C. Stribling replied well, the woman I'm working for has to find a replacement. B. Petrin commented I'm just trying to get a sense whether or not this would be 40 to 50 hour job in your home or if it's more of a side job that's going to be 10 or 20 hours. C. Stribling replied it's going to be small at first because I don't have any customers in the area. I have the dog next door. L. Stribling commented I don't think it's ever 40 hours but it's not like part time where you can go work somewhere else with what she does and be home to take care of the home.

B. Chivers asked are you going to kennel dogs there. C. Stribling replied no, they're just coming in for haircuts. B. Petrin said walk in service, leave the same day.

B. Chivers asked did you put a sign up. C. Stribling said I was just going to put a little sign out front. B. Chivers commented and that sign would conform to the zoning ordinance, you're not going to go over forty feet, just a cute little sign. C. Stribling said I wanted to put some stones around it and put some flowers in and put a post in.

B. Petrin asked about parking, is that an issue on the property? L. Stribling replied not really. I have pictures of the driveway if you want to see them. B. Petrin said we have this photo. B. Chivers said it looks like you have plenty of spots. L. Stribling replied so there's good turnaround and parking up here. B. Petrin said so a turnaround so that vehicles would not have to back onto 27. L. Stribling agreed, no,

absolutely not. They can turn around really easily in there. And usually the way Cindy schedules it, she schedules the dog coming in and when to come back, usually within an hour and then another one comes in, barely overlapping, if at all.

B. Petrin commented and my recollection of the area, the site distance is equally as good going in the other direction. So we're not looking at any traffic hazards with coming and going vehicles. L. Stribling reiterated you can see clearly going both ways, coming in and out.

B. Chivers asked if the abutters have been notified. A. Bickum replied yes. B. Chivers said I don't see anybody here.

D. Murray said I have a copy of the sign regs you guys can keep (*handed them to Laird Stribling*). B. Petrin asked are you going to be doing any modifications to the home to accommodate the business. L. Stribling replied not really, just get the tub installed to wash but it's minimal.

D. Murray asked what happens to the dog hair. C. Stribling said I have a professional dog grooming tub and there's a trap underneath. L. Stribling said we have Pinard pickup so it goes in bags. D. Murray said you wouldn't want to put that all in your septic. L. Stribling agreed. C. Stribling said we've had it in our house before. L. Stribling said we're cautious of that so there are traps on the drains so that it doesn't go in the septic. B. Petrin asked and you have plenty of water; you're well has good recovery. L. Stribling replied yes, I filled up my pool last year with no problem.

R. Howe asked are you going to put a couple of pens, holding pen type things in the garage. It's wonderful to say that people are going to come and pick their dog up when they say they're going to but they don't. C. Stribling replied my people are trained better than their pets are. If somebody has to leave their dog there for awhile I have crates in my house. R. Howe replied okay. We go to Pet-Agree occasionally and I'm thinking how they handle it with a couple of pens that look like not much more than crates. L. Stribling said we just have 3 or 4 crates in there and if we're having a couple at the same time, they stay there; they don't run around. You asked about modifications I guess the only thing we'll do is put a gate up outside the door on the side of the garage so if they come out the door they can't go running out onto the road and cause a traffic hazard. B. Petrin commented good thinking. C. Stribling said kind of like a picket fence with a gate. R. Howe commented I had a neighbor who decided to go in the cat grooming business and the first thing they did was lose somebody's cat because it ran out the door and they never could find it. I used to work at Pinkerton and they have a pet grooming program there and once or twice dogs have gotten loose with the kids coming and going. It's important that you have the double security, especially on that road. C. Stribling replied this is the third time I've set up a shop in my home. B. Petrin said not in Candia is that correct. C. Stribling agreed, not in Candia. L. Stribling said we had one in Litchfield before and where we previously lived in California, we had one out there.

B. Chivers read the special exception standards to see if the applicant meets them all:

1. *No hazard to the public or adjacent property on account of potential fire, explosion or release of toxic materials;*
2. *No detriment to property value in the vicinity or change in the neighborhood on account of the location or scale of buildings and other structures, parking areas, access ways, odor, smoke, gas, dust, or other pollutant, noise, glare, heat, vibration, or unsightly outdoor storage of equipment, vehicles or other materials;*
3. *No creation of a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity;*
4. *No excessive demand on municipal services, including, but not limited to water, sewer, waste disposal, police and fire protection, and schools;*
5. *No significant increase of storm water runoff onto adjacent property or streets.*

All agreed to the above criteria.

B. Chivers said the applicant having met the standards can I make a motion?

MOTION:

B. Chivers **motioned** to grant the special exception allowing this intended use in the residential district. B. Petrin said without conditions. All agreed. R. Howe **seconded. All were in favor. Motion carried (3-0-0).** B. Petrin concluded you'll receive a notice of decision.

B. Chivers asked when they could expect the notice of decision letter. A. Bickum replied I can probably get it out this week but I have five days to do it. When I get it done I need to get it to Bob for his signature and then I can mail it out. I can scan it and email it to you as well (*to the applicant*). I always mail out a hard copy too.

Other Business:

B. Petrin said next the re-appointments of me, Ron and Ingrid. Ron and I did go get sworn in and we have to drop off the paperwork, the new state forms to Christine before we go tonight. B. Chivers said we need to remind Ingrid she needs to be sworn in. Maybe when I drop off her stuff I'll do that.

B. Petrin commented and the next time we have a full Board we'll make a decision on Chairman and Vice Chairman. We'll table that until the next meeting.

MOTION:

B. Chivers **motioned** to adjourn at approximately 7:15 pm. B. Petrin **seconded. All were in favor. Motion carried (3-0-0).**

Respectfully submitted from recording,
Andrea Bickum
Recording Secretary

Cc: file