

MINUTES
ZONING BOARD OF ADJUSTMENT
TOWN OF PETERBOROUGH

Monday, June 14, 2010 – 4:00pm
10 Snow Road and 1 Grove Street, Peterborough, New Hampshire

Present Alice Briggs, Vice Chair Loretta Laurenitis, Jim Stewart, Matthew Waitkins

Also Present: Nicole MacStay, Assistant to the Town Administrator

The Board met at 10 Snow Road and began their site visit at 4:20pm. Ms. Briggs noted that Murphy Road is no wider than Snow Road, and appears to be in worse condition. Ms. Pilcher provided copies of the Fire Safety and Heath Certification to the Board. While at the site the Board observed a school bus drive up Snow Road while a car was parked in the travel lane, and noted that the bus passed without slowing or veering off the road. The Board adjourned back to the Town House.

At 5:00pm all members of the Board had returned to the Town House and Chair Waitkins opened deliberation.

Motion:

In a motion made/seconded (Waitkins/Briggs) in **Case No. 1157 David & Lisa Pilcher** request for a Special Exception to Article II, §245-8B(5) of the Peterborough Zoning Ordinance. Applicant requests the Board's approval to operate an in home Day Care Facility on property located at 6 Snow Road off Murphy Road, Parcel ID No. R006-018-001 in the Rural District is hereby **GRANTED**.

The Board finds:

1. Snow Road is wide enough to accommodate the additional traffic generated by the proposed use based on the Board's viewing of the road and the Board's witnessing, during a site visit on June 14, 2010, a short school bus passing an SUV on the road. The Board also noted that there is clear visibility from the driveway in question to the intersection of Snow Road and Murphy Road such that drivers going to and from the property could see and accommodate other vehicles on Snow Road.
2. There will be no fire hazard based on the signed certificate of the fire inspector.
3. The use will not be offensive to surrounding property owners because of lights, noise or odors because:
 - a. The use will not require additional exterior lighting
 - b. The use will not create additional odors, and
 - c. The surrounding properties are protected from additional sound by significant vegetative buffers and distance from neighboring homes.
4. There is no evidence to indicate that the value of surrounding properties will be reduced by the use. In addition, the use will not change the exterior appearance of the property.
5. The increase in sewage flow is insignificant and the lot could easily accommodate any later expansion. The property has a new four-bedroom septic system.
6. The Health Officer verifies adequate sewage and water.
7. There is sufficient off-street parking because six cars can be parked in the driveway.

8. The use will not impact the attractiveness of the town because it will not change the exterior of the house or the landscaping of the property.

The Board imposes the following conditions:

1. The daycare will be limited to a total of nine children.
2. The daycare will operate Monday through Friday, 6:00am to 6:00pm.
3. The daycare will employ no more than one employee in addition to the owner.

Vote:

All in favor, the motion carried.

As there was no further business, the meeting adjourned at 5:10pm.

Respectfully Submitted,

Nicole MacStay, Assistant to the Town Administrator