

**MINUTES
ZONING BOARD OF ADJUSTMENT
TOWN OF PETERBOROUGH
SITE VISIT**

Monday, June 22, 2020 – 6:30 p.m.
Peterborough, New Hampshire

Present: Sharon Monahan, Loretta Laurenitis, Peter LaRoche, Peggy Leedberg, Don Selby and Kevin Brace

Staff Present: Laura Norton, Office of Community Development and Tim Herlihy, Code Officer and ZBA Liaison

Continuation of Case No 1261 with a Site Visit at 226 Wilton Road:

Chair Monahan took a roll call with all Members present and appointed Mr. Brace to sit.

Case No. 1261 Charles and Carolyn Hough: Request for a Variance to allow the property to host a limited number of events each year at their Bed & Breakfast as regulated by the zoning ordinance in Article II, Section 245-6.A. The property is located at 226 Wilton Road, Parcel No. U001-010-000, in the Family District.

Carolyn Hough led the tour of the property at 226 Wilton Road. She began by pointing out the new entrance, the meadow and an area for overflow parking. As the Members walked east up the fringe of the property Mrs. Hough pointed out the driveway leading to the solar array, the pond, their personal living quarters, the pool and patio as well as additional parking. She noted the main house structure would be dedicated to B&B guests and also noted ADA accessibility via a ramp, lift and an elevator.

At the back of the main structure Mrs. Hough pointed out the geothermal system and preparation for a grease trap for a commercial kitchen. She noted a space for a potential second patio and reiterated the events would be small and intimate. Mr. Brace asked about the location of a band (on the patio, facing the wooded area) and Mr. LaRoche asked if outdoor tents would be used. Mrs. Hough noted they may be and pointed to a garden to the left of the patio as a potential location for them.

Chair Monahan asked if the events would be primarily outdoors with Mrs. Hough replying “yes, they will” adding “again, we are not going to be a party central, if we have a large group (50 or more people) it would most likely be once a year.”

Revisiting the parking capacity she reiterated 20 spaces by the house and 20 spaces along the driveway with overflow parking available where several construction vehicles and equipment were currently parked. “There will be no parking on the street” she said.

Mr. Herlihy reminded the Members that if the request for a Use Variance was granted the project was subject to Site Plan Review (Special Events Permitting) where issues like parking, lighting, operating hours and noise would be addressed. Chair Monahan asked if there was a difference between private and public Special Event Permits, noting “so far I believe they have only been used for public events.” When lighting was mentioned Mrs. Hough noted the lights would be from the ground up, solar powered and motion activated. She concluded “again, very serene and very calm with minimal impact.”

The Site Visit concluded at 7:06 p.m.

Next Meeting:

Monday, July 6, 2020 6:30 p.m. via Zoom

Respectfully submitted,

Laura Norton
Office of Community Development