



TOWN OF WAKEFIELD, NEW HAMPSHIRE
LAND USE DEPARTMENT

2 HIGH STREET
SANBORNVILLE, NEW HAMPSHIRE 03872
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MINUTES OF THE ZONING BOARD OF ADJUSTMENT MEETING
16 February 2015

Approved
20 April 2015

MEMBERS		ALTERNATES		OTHERS	
John Napekoski, Chairman	X	George Frothingham	X	Nathan Fogg, Land Use Clerk & Code Enforcement Officer	X
Sharon Theiling, Vice Chairman	X	Doug Stewart	X		
Ceily Arnone		Steve Brown			
Judy Sjostrom	X	Judi DesRoches	X		
John Crowell					

X=In Attendance

Also present were: Thomas Howland, Kirk Petrie

CALL TO ORDER

1. J Napekoski called the meeting to order at 7:00 pm following the pledge of allegiance. The ZBA introduced themselves to everyone present. G Frothingham and J DesRoches were seated for C Arnone and J Crowell.
2. J Napekoski reviewed the procedure that would be followed for the public hearing.

PUBLIC HEARING

3. J Napekoski opened the public hearing for Thomas Howland of Dio Homes LLC, 22 Cosmar Drive, TM 180-13 asking for a reduction in the living area square from 800 square feet to 627 square feet to allow a one-bedroom apartment over the office. N Fogg confirmed that the application was complete, that the fees had been paid, abutters notified and a public notice was run in Fosters on February 6th.
4. J Napekoski asked for a motion to accept the application.

MOTION: To accept the variance application as complete.
Made by: George Frothingham
Seconded by: Judi DesRoches
Discussion: None.
Vote: 5-0 in favor of the motion.

5. N Fogg reviewed how Mr Howland had arrived at the ZBA this evening. Mr Howland had been before the planning board on December 18th for site plan approval, which he received. Upon

beginning interior reconstruction of the former single-family residence discovered that he only needed the lower level of the structure for his business and wanted to convert the upper level of the structure into a one-bedroom apartment. He has an employee who would like to reside there. This will also provide security for the business after hours simply because of a presence there after business hours. Existing and proposed floor plans were provided for the ZBA.

6. Tom Howland described Abundant Blessings Homecare which is currently run out of a single room in his home in Milton Mills. His employees meet clients at their residences and there is only a staff of 4 or 5 in the office. He believes that there are a couple of reasons that allowing this variance makes good sense. First, his business and confidential client files will be more secure with someone living upstairs. Someone living on the premises after hours will be the best deterrent for the security of his business, and secondly, a rental unit in the building will make the move to a separate office a little easier on the business budget and give him a little breathing room financially.
7. If Mr Howland outgrows this location, he is more likely to open a satellite office than to close this office and move out. N Fogg noted that the village look, similar to C&G Pizza with the apartment over the business, is the 'typical look' for the Village/ Residential zoning district. This setup will follow that style and fit well within the downtown area. We recently approved the 2 apartments over Deb White's store, which follows the same layout. 627 square feet is the maximum available for the upper level apartment without expanding the footprint and changing the existing look of the structure.
8. The fire department and building inspector have both viewed the structure and the building inspector noted areas that need to be strengthened to provide safe egress, and the fire department will confirm that the second egress will be adequate when selected. The PB discussed the second means of egress for the upper floor and decided that as long as the fire department was satisfied that they were satisfied.
9. N Fogg noted that the applicant would be presenting to the PB this coming Thursday for the mixed use.
10. J Napekoski opened and closed the public input portion of the hearing as no members of the public were present.
11. Members noted that the space was adequate for three bedrooms, that it would easily be adequate for a one-bedroom apartment. The trend seems to be towards smaller living quarters and there are even television shows showing off tiny living spaces.
12. J Napekoski noted that the application noted no change to the exterior of the building. Kirk Petrie noted that was before talking to the fire department. An exterior deck on the upper level would be added as a second means of egress. N Fogg noted that no change to the exterior of the building would be visible from the road. The deck would be a fire escape.
13. N Fogg noted that there is not a lot of space on the side line for a set of stairs. Stairs do not need to meet setbacks, however a deck would need to meet setback.
14. J Napekoski asked if the ZBA wanted to discuss the 5 criteria together.

MOTION: To discuss the 5 variance criteria at once.
Made by: George Frothingham
Seconded by: Judy Sjostrom
Discussion: None.
Vote: 5-0 in favor of the motion.

15. J Napekoski asked if there was any further discussion of the application. Hearing none he called for a motion.

MOTION: To approve the variance for the mixed use apartment of 627 square feet above the business.
Made by: Sharon Theiling
Seconded by: Judy Sjostrom
Discussion: None.
Vote: 5-0 in favor of the motion.

16. J Napekoski informed the applicants that there was a 30 day appeal period. Anything done before the appeal period has expired would be done at the applicants own risk.

APPROVAL OF MINUTES

17. Minutes from December 13th & 15th were reviewed.

MOTION: To approve the minutes from December 13th & 15th as written.
Made by: George Frothingham
Seconded by: Judy Sjostrom
Discussion: None.
Vote: 5-0 in favor of the motion.

BOARD BUSINESS

18. N Fogg noted that at the next meeting, the ZBA would have to appoint and/or re-appoint several members. J Sjostrom noted that she was not looking for re-appointment and that she felt that she would focus her energy with the Opera House.
19. N Fogg asked the ZBA how they felt about minimum square footages with regard to living space. Most members felt that the square footage should depend on the number of occupants. J Napekoski does not like the minimum square footage. There are pros and cons of larger or smaller square footages. Assessments are based upon square footage.
20. The ZBA feels that the ZBA exists for a reason and if someone has a problem with the minimum square footage they can come to the ZBA for relief.
21. N Fogg noted that Fred Meyer is looking to re-locate his business to the intersection of Governor's Road and Route 16. Also, Kerry Fox will be bringing forth a boundary line adjustment for the Brackett family on Brackett road to adjust the boundary line between their two parcels.

ADJOURNMENT

MOTION: To adjourn the meeting at 7:40pm.
Made by: Judy Sjostrom
Seconded by: Judi DesRoches
Discussion: None
Vote: 5-0 in favor of the motion.

Respectfully submitted,
Nathan Fogg
Town of Wakefield NH
Code Enforcement Officer
Land Use Clerk