

Town of Jefferson
Board of Adjustment

Minutes

August 15, 2014

Chairman Perry opened the meeting at 5:00 p.m.

Members present: Kim Perry, Chairman; Jason Call, Tom Walker

Members absent: Biff Wyman, Cricket Ingerson

Others present: Charlene Wheeler, Board secretary; Stacey Hicks, Forrest Hicks, Ben Southworth, Deborah Dineen

Hearing of Appeal (continued) – Hicks (Carlisle Place)

Site Visit

Chairman Perry reopened the public hearing for case # 176-2014. Stacey Hicks as owner of Carlisle Place Physical Therapy and Wellness Center is requesting a special exception in compliance with Article III Section 2 of the Land Use Ordinance. The group met at the property located at 685 Presidential Highway, Jefferson, NH also known as Map 5A, Lot 8.

Orange balloons on tapes were set up to show the approximate location of the proposed structure. The site of the structure had been rotated slightly and moved several feet down slope from that shown on the site plan the previous evening. Looking at the pine trees along Ms. Dineen's property it was thought they were at least 30 feet in height. It was difficult to see there was a pond located there if one was not familiar with the properties. The current drainage ditch running across the property, an estimate of where the water pipes are laid, and the position of the structure in relation to the Lottero property boundaries were noted. It was then suggested trying to fly one of the balloons at a height of 30 feet from the center position of the structure. Board members then walked to the Dineen property and stood on the deck of the house to observe the view and see where the balloon would be sighted. It could be seen just above the tops of the pine trees with more of the roofline of the former Matson building seen in the distance. Ms. Hicks was asked what color was planned for the roof of the structure and she said it would be a gray/brown color, similar to that planned for the siding. All then returned to the Hick's property. The approximate location of the parking area and plans for fencing and plantings were discussed.

The group then returned to the town office. Ms. Hicks was asked about hours of operations for events. She said there would be a set block of time, one for earlier and one for later in the day. This would be adhered to as staff had to be present at all times during the event and she wanted to limit employee costs where possible as well as prevent damage to the facility. Lighting would be in the parking lot but directed downward, on a

timer, and would not be on all night. The driveway and parking area would not be paved but consist of some type of gravel or crushed bank run. Jason Call said he thought it important there be a buffer between the area and the Lottero property line. He also thought the new location of the planned structure was much better than the original.

Board members agreed there was space of adequate size for the project and no reasonable objections outweighed the value of the project to the community. The balloon was barely seen above the trees at a height of 30 feet. Tom Walker made the motion to grant the appeal of a special exception to operate a small business with the following conditions: accommodations are made for any existing water lines across the property and there is unobtrusive lighting in outdoor areas. Jason Call seconded the motion. The vote to accept the motion was unanimous. Ben Southworth was asked to provide another site plan showing the new location and dimensions of the proposed structure and any other changes this might entail. Ms. Dineen also requested a copy.

Jason Call made a motion to adjourn the meeting, seconded by Tom Walker. The meeting was adjourned at 6:15 p.m.

Charlene Wheeler
Secretary to the Board