



**Meeting Minutes**  
**Town of North Hampton**  
**Zoning Board of Adjustment**  
**Tuesday, October 23, 2018 at 6:30pm**  
**Town Hall, 231 Atlantic Avenue**  
**North Hampton, NH 03862**

These Minutes were prepared as a reasonable summary of the essential content of the Meeting, not as a transcription. All exhibits mentioned, or incorporated by reference, in these Minutes are a part of the official Case Record and available for inspection at the Town Offices.

**In attendance:** George Lagassa, Chair; Mark Janos, Vice Chair; Members Jonathan Pinette, Joseph Bernardo, and David Buchanan; and Recording Secretary Rick Milner.

**I. Preliminary Matters.**

Chair Lagassa called the meeting to order at 6:35 pm.

Mr. Lagassa presented the minutes of the August 28, 2018 meeting.

**Mr. Buchanan moved that the ZBA accept the minutes of the August 28, 2018 meeting as written. Second by Mr. Pinette. The vote was unanimous in favor of the motion (5-0).**

Mr. Pinette stated for the record that, even though he is not a direct abutter, he owns property across the street from 97 Walnut Avenue. In his opinion, there is no conflict of interest that would preclude him from making an impartial decision.

Mr. Bernardo stated for the record that he has known the 97 Walnut Avenue property owners for some time. In his opinion, there is no conflict of interest that would preclude him from making an impartial decision.

No objections were raised by any Board member or anyone in attendance regarding Mr. Pinette's and Mr. Bernardo's participation in the case.

All potential witnesses for Case #18:04 were sworn in.

**II. New Business.**

**A. Case #18:04 – Applicants: Brittany and James Sobey, 356 Portsmouth Avenue, Greenland, NH 03840.** The Applicants request a special exception as required by Section 405.3.2 of the Town of North Hampton Zoning Ordinance to allow a home occupation – dog grooming at 97 Walnut Avenue. Property Owners: Seth and Alana Hickey; Property Location: 97 Walnut Avenue, North Hampton, NH 03862; M/L: 019-021-001; Zoning District: R-2, Medium Density District.

In attendance for this application:

Brittany and James Sobey, applicants; Seth and Alana Hickey, owners.

Mr. Sobey addressed the Board. Mr. Sobey stated that the applicants wished to purchase the home at 97 Walnut Avenue and operate a dog grooming shop in the garage on the property. The grooming shop

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would be a home occupation which would include no other employees besides the property owner. Activities would be limited to grooming and bathing of three to four dogs between the hours of 7:30am to 11:30am, Monday through Friday. The dogs are dropped off by owners and crated while waiting for their grooming. The dogs will not remain on the property after the 11:30am closing time. There should be no issues with water or septic system on the site. The septic system tank at 97 Walnut Avenue is larger than the tank at the applicant's current Greenland location. There have been no problems at the Greenland location. Therefore, there should be no added stress put on the septic system at 97 Walnut Avenue. Mr. Sobey presented a letter from the Town of Greenland which indicated that the dog grooming activity has operated in Greenland with no complaints or code enforcement issues for the past twelve years.

Mr. Lagassa asked for clarification regarding the letter from a professional engineer which seemed to indicate that the septic system on the 97 Walnut Avenue property may not be approved for the additional load that the dog grooming operation may place on the septic system.

Ms. Hickey addressed the Board. Ms. Hickey stated that the septic system is approved for four bedrooms. However, the home only has three bedrooms. The additional load potentially placed on the septic system by the dog grooming operation would not negatively impact the septic system since there is extra capacity available. Ms. Hickey presented a New Hampshire Department of Environmental Services (NHDES) correspondence which indicated that the current NHDES septic system approval for the property could be amended to allow the re-allocation of wastewater flows for a three bedroom home and dog grooming operation.

Mr. Lagassa stated that, based on the information provided in the application and the NHDES correspondence, he had no objection with the proposed dog grooming operation.

Mr. Lagassa asked for comments from the public. No comments were made.

**Mr. Bernardo moved that the Zoning Board of Adjustment grant a special exception to allow a home occupation – dog grooming for property located at 97 Walnut Avenue as represented in the application presented to the Board subject to the following condition:**

**1. All federal, state, and local permits and approvals are obtained by the applicant.**

**Second by Mr. Janos. The vote was unanimous in favor of the motion (5-0).**

### **III. Other Business.**

A. 2019 ZBA meeting schedule calendar.

The Board came to a consensus without objection to maintain during 2019 the regular meeting schedule of the fourth Tuesday of the month for public hearings. Since the fourth Tuesday of December is December 24, Christmas Eve, the Board came to a consensus without objection to re-schedule the meeting date in December to December 11.

**Mr. Janos moved to adjourn the meeting at 6:57pm. Second by Mr. Pinette. The vote was unanimous in favor of the motion (5-0).**

Respectfully submitted,

Rick Milner

Recording Secretary