

**SWANZEY ZONING BOARD OF ADJUSTMENT MINUTES  
JUNE 18, 2007**

**[Note: Minutes are not final until reviewed and approved by the Board. Review and approval of minutes generally takes place at the next regularly scheduled meeting of the Board.]**

The regular meeting of the SwanzeY Zoning Board of Adjustment was called to order at 7:00 p.m. by Chair Bill Hutwelker. Members present: Bill Hutwelker, Bob Mitchell, Jenn Gregory, Charles Beauregard, Sr. and alternate Bryan Rudgers. Keith Thibault was present, but was not seated at the table due to a potential conflict of interest. Rudgers was seated for Thibault. Town Planner Sara Carbonneau was also present. The agenda for the evening's meeting was read and the following items were addressed:

**1. Minutes from May 14, 2007.** Motion by Mitchell to approve the minutes from May 14, 2007 as submitted. Seconded by Rudgers. Vote: All in favor with Beauregard abstaining.

**2. Public Hearing (Special Exception Application)** – Lisa Mango requests a special exception from Section IV.B.2.c. to permit the operation of a daycare facility in the existing dwelling on property situated at 718 Old Homestead Highway. The property is shown at Tax Map 33, Lot 10, situated in the Residence Zoning District. Lisa Mango appeared before the Board. No abutters were present. Keith Thibault, Mango's husband, was in the audience. Public hearing opened.

Mango stated that she is seeking approval to operate a state licensed daycare facility. Initially, the facility would be an infant and toddler program. Eventually, she would like to change to a toddler and preschool program, as the children increase in age.

Mango stated that the daycare center will be limited to 15 children. Hours and days of operation will be Monday through Friday, 6:30 a.m. to 5:30 p.m. Mango noted that there may be occasional night meetings with parents. Mango stated that there will be two employees, herself and another woman, both of whom will serve as co-directors. It was noted that in the future they may hire one additional staff member.

Mango noted that the parking area can hold up to 16 vehicles. Thibault stated that the driveway/parking area is gravel and is very well drained. Mango stated that she has been in contact with Rene Fish at

NH-DOT who has informed her that they will need to pave a 20' x 20' apron area at the end of the driveway near the road. Thibault stated that the driveway is large enough to allow vehicles to turn around on the property, without having to back out onto the road.

Mango reviewed her responses, as set forth in her application, to the criteria for granting the special exception. Public hearing closed.

The Board noted that the use is permitted by the ordinance; that there are other day care facilities in the area and that it is an appropriate location for such use; it will not reduce the value of any property within the district, or otherwise be injurious, obnoxious, or offensive to the neighborhood; there will be no nuisance or serious hazard to vehicles or pedestrians; and that adequate and appropriate facilities will be provided for the proper operation of the proposed use. Motion by Mitchell to grant the special exception with the condition that the center serve no more than 15 children. Seconded by Beaugard. Vote: All in favor.

### **3. Public Hearing (Special Exception Application) – Ideal**

Consolidated Services, Inc. requests a special exception from Section V.B.2.b. to permit the construction of multi-family housing (3 buildings with a total of 64 housing units there) on property shown at Tax Map 19, Lot 97-2, situated in the Business Zoning District. The property is situated off Route 32/Page Court/Safford Drive. The property is owned by Medicare Properties, LLC. Carbonneau informed the Board that this application has been withdrawn.

Motion by Beaugard to adjourn. Seconded by Gregory. Vote: All in favor. Meeting adjourned at 7:45 p.m.

Submitted by,

Sara H. Carbonneau  
Town Planner