

**DRAFT**  
**Zoning Board of Adjustment**  
**Meeting Minutes**  
**March 24, 2015**

**Members:** Steve Filipi, Gretchen Wittenborg, Bob Handy, Jack Ernst, and Carmen Yon, alternate, seated for Cathy Davis

**Others Present:** Nancy Carney in for Chris Holman, as selectmen's representative

**CTO:** 7:03 PM.

Filipi moved to seat Carmen Yon for Cathy Davis, seconded by Wittenborg, approved by the Board.

**7:00 PM Public hearing. Catie Caisse, Little Learners Preschool and Daycare,** application under Section 127-10 F. for a special exception to expand their capacity to more than 6 children at any one time, on property located at 27 Route 12 South, Map 34, Lot 26, General Business District.

Ms. Caisse told the Board she is currently licensed by the State for 6 day care children plus 3 after school children. She wants to expand that number to 12 day care children plus 5 after school children.

Handy asked about the size of the space. Ms. Caisse and her husband and daughter live in the existing apartment. Ms. Caisse will use both front rooms for daycare/after school use, but will not be expanding the footprint of the building. The building is 1700sf total, with 1000sf dedicated as daycare/after school space. There is a bathroom in the daycare space and in the apartment space. The State licensing officer inspected the site, measured it and approved the expansion plan. The Fire Chief inspected the site and noted the need for one more exit sign, which she has installed. The Fire Chief has signed off on the license. The Health Officer conducted an inspection and signed off on it as well. Ms. Caisse noted that she and her husband passed their background checks for the license.

Wittenborg asked who owned the building. The owner is CCCP,LLC, by Andre Snegich.

Ms.Caisse has been the only staff person, but now there is a new staff person, allowing the expansion to 12+5 children. There will be two certified teachers and the new staff person has passed her background check too.

Filipi noted that the Town will need a copy of the new license for the file. Carney noted the Fire Department has a copy of the state license, as does the Health officer.

Wittenborg read RSA 672:1, V-a, which supports daycare. The care of pre-school and school children in the home of a child care provider makes a vital and significant contribution to the State's economy and the well-being of New Hampshire families...Family based care should not be discouraged or eliminated by use of municipal planning and zoning.

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Yon asked if there needed to be site plan review for parking issues. The Planning Board met with Ms. Caisse and decided that the proposal did not warrant a site plan review. Cars enter and exit to drop-off and pick-up children.

Wittenborg moved, Filipi seconded, and the Board voted to close the public hearing to deliberate on the mandatory findings:

1. The Board agreed the proposal is in harmony with the purpose and intent of the zoning, especially in light of the state RSA.
2. The Board agreed the proposal is not detrimental or injurious to the neighborhood, adding that this is a good location for this use.
3. The Board found the proposal is appropriate for the site.
4. The Board found the proposal complies with all applicable requirements, especially since the State inspects and licenses the business.

Filipi moved, Ernst seconded and the Board approved the Special Exception without conditions.

Wittenborg moved, Filipi seconded and the Board approved the 11/18/14 minutes as corrected (f changed to s).

Filipi moved, Yon seconded and the Board voted to adjourn the meeting at 6:40 PM.