

**TOWN OF CORNISH, NH  
ZONING BOARD OF ADJUSTMENT  
CASE 07-04  
OCTOBER 1, 2007**

**Members Present**

Caroline Storrs, Chair, Scott Baker, Jim Brown, Dale Rook, and Bruce Tracy

**Also Present**

Randall Williams (applicant)

Richard Scheuer

Heidi Jaarsma (recording secretary)

The meeting was held at the Cornish Town Office and was called to order at 7:39 p.m.

**Case 07-04**

Randall Williams has applied for a Special Exception to operate a Daycare Facility at 694 NH Route 120 under Article IV.B and C.15 of the Town of Cornish Zoning Ordinance.

**Background**

Mr. Williams presented his plan for a daycare facility in his home. The daycare will be run by his daughter and daughter in law and will be housed in an attached, approximately 700 sq. ft. in-law apartment. A new 2,160-gallon septic system has recently been installed. The existing pool will be fenced with a locked gate. There is a large lawn which will contain a fenced play yard per state regulations. The facility will serve from eight to fifteen children. Mr. Williams would like to open by spring of 2008. A tarred loop drive currently exists with ample parking for dropping off children. Staff parking will be behind the garage.

Caroline Storrs asked Mr. Scheuer, an abutter, if he would like to comment on the proposal. Mr. Scheuer said that he was fully supportive of what the Williams would like to do.

**Closed Discussion**

Ms. Storrs asked if there were any existing violations on the property. Mr. Williams stated that there were none. Ms. Storrs suggested that Board members consider traffic patterns. She informed Mr. Williams that if the Board found that the proposal met the necessary criteria, the approval would be good for one year.

Dale Rook thought that the looped drive was an asset. Bruce Tracy was concerned that the fenced play yard was seventy-five feet from the house and that the septic system was close to the play area. Mr. Williams said that he would place the play yard wherever the State wanted as part of the licensing process. Jim Brown said that the State could completely change Mr. William's plan and suggested that any approval be conditional upon the meeting of all State and Federal regulations.

Jim Brown made a motion to approve the application for a special exception finding that the site is an appropriate location for the use, and the use will not involve any activities that would be detrimental to any person or property on the following conditions:

1. There shall be an outdoor play area, which shall be fenced in accordance with State regulations.
2. The existing paved driveway will be made into a one-way drive with appropriate signage.
3. The use shall meet all State and Federal regulations.
4. Locational signage will be permitted of an appropriate, modest size.

Dale Rook seconded the motion, and the vote of the Board was in the affirmative, 5-0. Ms. Storrs told Mr. Williams that he would need to go through Site Plan Review. Mr. Williams said that he needed a certificate of zoning compliance for his application to the State of NH for daycare licensure. There was a question as to whether site plan review would be necessary before the application was made to the State. Heidi Jaarsma said that she would find out on behalf of the Planning Board.

Respectfully submitted,  
Heidi M. Jaarsma