

Zoning Board of Adjustment
Meeting Minutes
July 28, 2015

Members Present: Douglas Supry, and Bradley Parker and Edward J. Cherian Jr.

Member Ex-Officio: Roger W. Sanborn.

Others present: Kellee Jo Easler, Planning & Development Community Assistant, Alan Hardy Planning & Community Development Director, and Rose Fife, Recording Secretary

Douglas Supry, Acting Chair opened the meeting at 7:27 pm.

Minutes

May 26, 2015 Minutes: Edward Cherian Jr. requested an amendment on Page 5, under DECISION, line 4, which reads “Mr. Cherian felt that 50 feet, which is acceptable by the State and acceptable all over the state is not acceptable in Boscawen.” It should read, and will be changed to: “Mr. Cherian felt that 50 feet, which is acceptable by the State and acceptable all over the state should be acceptable in Boscawen.” A motion to accept the Minutes, as amended, was made by Roger Sanborn, seconded by Bradley Parker and passed by a 4-0 vote.

July 21, 2015 Minutes: A motion to accept the Minutes as submitted was made by Roger Sanborn, seconded by Bradley Parker passed by a 4-0 vote.

Alan Hardy noted that he received a phone call regarding the Motion for Rehearing being denied for Cold Brook Gravel at the July meeting. He stated that there is still a 30 day appeal process. The Planning Board meeting is scheduled for August and it will be reviewed by that Board.

Chair Devoid arrived at 7:34 p.m.

New Business

Application for a **Special Exception** submitted by **Avaloch Farm Music Institute**, to **amend the approval contained in the Special Exception granted on 01.24.12 to remove the seasonal use condition** for property located at **16 Hardy Lane, Boscawen NH 03303, Map 47, Lot 56, Sublot 2**, in an **A/R zone**.

Kellee Jo Easler read the request into the record.

Fred Tauber, founder of Avaloch Farm Music Institute testified. Their business has had success. They have been open since mid-August 2013 which was on a trial basis. They have a dorm of 20 rooms, a kitchen, central living area, etc. The second year opened they had an occupancy of 2/3. May 1st through October is their open season. This year they have a waiting list and their occupancy is over 90%. Groups are coming from California, Israel, Europe, etc. Their reputation is that it is unique institution. The institute gives the opportunity for musicians to come for an extended period to work on their repertoire. They have 68 different groups coming this year. One-third of them are coming with composers and they are working on new pieces. This makes the business a unique place as an incubator of classical music. People are generally in their middle 20's to early 40's. They are people trying to establish a professional career. He can think of a few ways to deal with the waiting list; one way is to request additional housing, which is risky. Two is to increase the period of time that they are open. Next year they will open May 1st through October, which will increase their time open by 1 month. They would like to go into November and start as early as the middle of April if their clientele increases. They have had numerous requests to use their facility for conferences, weddings and educational purposes but they have resisted doing so. They would like to open the facility to the community. This project has pumped about \$400,000 a year into the local economy i.e. salaries, cleaning services, heating etc. They have also developed an

outreach program. Last year they sent musicians out into the community to Penacook Community Center, The Friendly Kitchen, Merrimack Count Nursing Home, Gerrish Manor, Boscawen Elementary School, Boscawen Old Home Days, and Hospice House and they give concerts. It represents a goodwill gesture. The third element that gives them a standing in the community is the cultural profile of Boscawen. They have had no complaints.

Edward Cherian asked Alan Hardy if the original request was approved as a conference center, or a music institute, or both. Mr. Tauber said it was approved as a conference center. Alan Hardy stated that they used the definition that best fit, i.e. conference center. Gail Devoid asked if the Ordinance had anything specific to weddings. Kellee Jo Easler read the definition in the Ordinance for Conference Center.

Alan Hardy said that they did put the original Special Exception application in the Board's packet and response as they do not feel that has changed at all. The only thing that would not apply is #3 of the special exception criteria. "The Specific Site" sentence #2, the seasonal reference.

Ed Cherian noted that the original approval has the seasonal piece in there. Alan Hardy stated that this is the one time that the applicant is heard twice usually 2 years after the start of the business to fine tune the original request.

Ed Cherian asked if the building is winterized. Mr. Tauber said that the building was winterized. Bradley Parker asked if they were intending to be open year around. Mr. Tauber said no.

Mr. Tauber said that they welcome the Board to visit Friday nights. They have open concerts. Ed Cherian asked if it was a non-profit organization. Mr. Tauber said that they were.

Gail devoid opened the public hearing.

Abutters in favor: none.

Abutters in opposition: none.

Public in favor: none.

Public opposed: none.

Public hearing closed.

Mr. Sanborn said that the institute is friendly to neighbors and it has been very successful. He's heard nothing but good things about it.

DECISION: A motion to approve the request was made by Roger Sanborn, seconded by Douglas Supry and passed by a unanimous vote.

Chair Devoid noted that the next meeting will be 8/25/15 at 7 pm.

Ed Cherian noted that he will not be available for that meeting as he is out of town.

A motion to adjourn the meeting at 7:52 p.m. was made by Doug Supry, seconded by Bradley Parker and passed by a unanimous vote.

Respectfully submitted,
Rose Fife