

Danville Zoning Board of Adjustment

Jan. 14, 2014

Members present: Chris Stafford-chairman, Roger Denison, Joe Luna, Curt Springer, Janet Denison-clerk

Excused members: Tara Burkhart-vice chairman, Annemarie Inman-alternate

Others present: Virginia Lingar, David Unger

The meeting began at 7:30pm and was televised.

Case #2014-1: a request for a special exception from Article IV.2 in order to have a home occupation at property owned by Virginia Lingar, located at Map and Lot 2-65-19, 74 Beechwood Drive.

Chris explained the special exception process. Ms. Lingar explained that she intends to teach piano lessons beginning in the fall. She will teach approximately 20 hours per week, one student at a time. She has taught in Haverhill for about 30 years and has occasionally hosted students and family at her home. There will be no other employees or outside storage or instruction. She has three pianos which she said are almost in continuous use simultaneously by herself and her children. She may post a flag outside her door with a musical note or piano keys; no business sign will be used.

David Unger said he's been a neighbor for over 25 years and says he sometimes hears the pianos when the windows are open. He said he's never noticed a problem with traffic or parking when Ms. Lingar hosts the students at her home. He encouraged the Board to grant the special exception.

Ms. Lingar explained she is on a cul-de-sac and parking can all be on her own property. Friends can park in her driveway and often park on the lawn.

The criteria were reviewed for granting the exception. There were no further questions.

Joe made and Curt seconded a **motion to grant the special exception for case #2014-1**. The motion **passed** unanimously.

Chris said the notice of decision will be documented and will be forwarded to the applicant.

Minutes: The minutes of November 12, 2013 were reviewed and amended. Joe made and Roger seconded a **motion to accept the November 12 minutes as amended**. The motion **passed** unanimously.

Chris will look at previous town reports to see what can be written for the 2013 report.

It was agreed the Board will have the annual meeting on May 13, 2014. The Rules of Procedure will be reviewed. If a new application is submitted, it will be helpful to have the hearing on the same date.

At 7:54pm Roger made and Joe seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted,

Janet S. Denison-clerk