

BOARD OF ADJUSTMENT

May 3, 2022

MEMORIAL BUILDING

7:00 P.M.

The following are to be considered draft minutes until approved by the Board.

Zoning Members present: Susan Chiarella, Tanner Jacques, Cody Patten, Bryan O'Day and Rob Thorp.

Also present: Dick Hendl, Whit Smith, Poul Heilmann, Paul Beibel, Steve Piispanen and Bernard Cahill

Susan called the meeting to order at 7:00 p.m.

The Board approved the April 5, 2022 minutes.

At 7:06 p.m. Susan opened the hearing for Beibel Cottage LLC request for a Special Exception to operate a Short-Term Rental Guest Facility Business. Tanner moved to accept the application; Rob seconded the motion Board voted in favor. Susan requested Mr. Beibel describe what he has been doing with the property. Mr. Beibel responded that the home has been in his family since the early 60's and has rented or allowed family and friends of his parents to use the property. It has never been operated as a business only a way for others to enjoy the area. The monies he receives is minimal and just offsets the expenses of electricity and fuel. He is registered with the State and does submit Rooms and Meals fees. Last year he spent a period of time in the hospital and learned of the difficult time traveling nurses where having finding adequate housing while working at Dartmouth and surrounding hospitals. He was told about a website that the nurses and other traveling professionals use to find housing, furnishedfinder.com. The website charges a \$100 per year fee to list properties. He felt his cottage would be a good fit and a way to help the Upper Valley housing shortage. Property owners and applicants are both screened upon submitting an application to the site. Nurses may apply for 2 rotations of 3 months each before moving on to another location. He has no intention of using any other website; ie. AirBnB, VRBO or any other to find renters as he isn't interested in this as a business only to do his part to help out visiting nurses.

Letter from Susan Hatfield was read.

April 29,
2022

Town of Springfield NH

Zoning Board of

Adjustment 2750 Main St

Springfield, NH 03284

RE: PUBLIC HEARING NOTICE-TUESDAY MAY 3, 2022

Beibel Cottage, LLC Special Exception from Article 3, Section 3.12 of the Zoning Ordinance, Uses Permitted by Special Exceptions

We received your Public Hearing notice this week and regret we are unable to attend the meeting in

person on short notice, so I am writing this letter.

We reside at Stoney Brook Road on Baptist Pond. I fully respect that each resident has our own experiences related to the houses and occupants around us and I would like to relay our experience.

After purchasing our property, we learned there was a short-term rental business on one side of us. Adding the Biebel Cottage, LLC as another short-term rental business would mean our property would be in the middle of two short-term rental businesses. These 3 properties are close in proximity.

A few of the short-term renters have been quiet and respectful, but most of them have been extremely noisy & disrespectful. We are unable to sit in our yard to talk without speaking loudly to each other and we are unable to read a book or garden peacefully. Some of the renters during the past few Summers have been split between the two properties and yell back and forth across our property. There is one family in particular that stays two weeks at the existing short term rental property and the yelling to and from the raft is excessively loud. We had a guest on one of those days, who was amazed at the amount of noise for over two hours, such that we had to move indoors to talk. On a few occasions, there have been 6 or 7 cars overnight at the existing short-term rental business.

We appreciated that Springfield represented a quiet and undisturbed lifestyle that has a policy to "protect, preserve and promote the health, safety, welfare, peace and quiet of the citizens of Springfield". Having grown up in the area and having friends from Springfield, that was my experience.

We do appreciate and respect the owners of both properties on either side of us. We would support long-term rental situations at the Biebel cottage as it has been our past experience that long-term, consistent rental neighbors become part of the neighborhood. We respectfully do not support having a short-term rental property, i.e. business at 610 Stoney Brook Road/ Biebel cottage.

Respectfully,



Susan Hatfield

Tanner asked how many bedrooms the cabin has. Mr Beibel responded that there are 2 bedrooms, a loft, and a Murphy bed in the lower level. Susan asked how he handles cleaning between uses. Mr. Beibel stated that his sister cleans and then stays for a few days in exchange. When asked the maximum occupancy number, there are 2 queen beds, and 2 twin beds so could be 6 but that would be quite crowded considering the size of the cabin. Normally nurses travel in pairs so at the most there may be 4 people, 2 nurses and possibly 2 significant others using the cabin during their rotations. Mr. Beibel has a no pet policy. The parking situation is that there are 4-5 parking spaces on the opposite side of the road which is adequate to the state requirement of 2 spaces for the first bedroom and one for each additional. Mr. Beibel shared that his insurance prohibits the use of the woodstove and any motorized watercraft by renters. When asked about health and safety type devices, Mr. Beibel shared that the property does have a call-out device which notifies him if there is a multitude of situations to include low temps and possible fires. There are also smoke detectors installed and fire extinguishers available.

Board reviewed the 5 criteria for granting the Special Exception

#1

- a. Tanner did not feel the activity would be detrimental to the area
- b. Rob saw no change in character
- c. Cody agreed with both

#2

- a. Tanner did not feel the continued use would be injurious, noxious, or offensive.

#3

- a. Rob questions about trash removal schedule, every Tuesday dumpsters are emptied.

#4

- a. Use is in keeping with what is already being done in the area, provide housing

#5

- a. Use is in keeping with what has been happening all along in the area.

Tanner moved to grant a Special Exception to operate a Short-Term Rental Guest Facility Business at 610 Stoney Brook Road with the following conditions: The total occupancy of the premises is limited to 6 persons; the premises shall not be rented for a time period of less than 6 nights per week. Any change in use and/or increase in the nature of the business would require the owner to return to the Zoning Board. Rob seconded the motion, all members of the Board voted in favor of granting the Special Exception after determining that the request met all five criteria.

Hearing request by TAP LLC for a Special Exception to operate a Short-Term Rental Guest Facility Business has been continued until the June 7th meeting at 7:10 due to the agent notifying the office earlier in the day that they would not be able to attend.

At 8:30 Susan opened the hearing request by Bernard Cahill for a Special Exception to place a 10'x12' shed 17' from the side lot line of his property. Property is located at 140 Woodcrest Rd. Tanner moved to accept application; Bryan seconded motion, Board voted in favor.

Letter in support of project by TAP LLC was read:

Dear Bernie and Katrina,

Thank you very much for your email. We have no concerns regarding your proposal.

Best,

Anthony Paravati

Member, TAP Properties LLC

Board discussed if there was any other location the shed could be placed and determined that due to the size of the lot and location of the septic there was none. The desired location is tucked into some trees to screen it from the neighbors' view as much as possible.

Susan made a motion to grant the Special Exception request by Bernard Cahill to construct a 10'x12' shed. The building shall be no less than 17' from the abutter's easterly sideline per the plan presented at the hearing. The Special Exception is contingent upon the Planning Board's approval for a Conditional Use as specified in the section of the Zoning Ordinance pertaining to the Shoreland conservation District. If such approval from the Planning Board is not granted this Special Exception will be void. Tanner seconded the motion. The members of the Board voted in favor of granting the Special Exception after determining that the request met all five criteria.

Submitted by,

Tamara Butcher
Administrative Assistant

DRAFT