

Murphy 291 Captain Clark Hwy ZBA

What is the applicant looking for?

**2Application** states only Home Occupation and the primary use of the property is a residence.

When the application asked to explain how your proposal fits the zoning ordinance. The applicant only stated ordinance 6.6.1 section A-E. My thought this a none answer and is disqualification.

**Contact Inforation** states planning to open a **licenced family group child care home program.**

**Sketch** (site plan) states planning to open **Family Group Care.**

**What are they looking for?**

I do not think any of any of these are State licensed programs.

The ZBA needs to know what its approving. I think they need to submit the program they intend to open.

I would say one of 2 things is wrong here,  
The application is incomplete or needs **5.3.6 section B, (Schools and day care center)** added here if indeed its a licensed day care?

**Parking and parking spaces:**

A sketch was provided (site plan) it states the drive way is 150 ft. long and will allow for 15 car parking at 9'x18' parking spots. This is wrong **(5.3.1) section F.** states in part only 2 parking spot are allowed for 2 non resident employees other than the parking for residence.

Parking not to be in front yard.

Plus the storm run off has not been looked into.

### **Traffic (5.3.1)section G**

Before you get to the drive way off **Captain Clark Hwy** the road narrows to a signal lane indicated by a road sign. We all know the traffic has increased over the years and the roads have not improved at all. The Intersection of potter Rd. and Captain Clark Hwy. is very wide and most cars do not stop or slow down. We also have a school bus stop here.

The increase traffic generated by this proposal will greatly increase the chance of harm in this area.

In the same sketch as before you see a sketch of 2 buildings. One building is the residents the other is the garage. The upper building is half shaded this indicates the proposed home occupation. This also is a garage.

Home Occupation is intended to be in the residence not in an out building.

### **(6.6.1) section E**

The Home occupation shall be subordinate and secondary to the primary use of the property as a residence.

### **(5.3.1) section A**

Home Occupation shall be incidental and secondary to the use of the dwelling unit as a residence.

### **(5.3.1) section D**

No additions or changes shall be made to the residential that will make it impractical to revert the building to purely residential use.

**Summery: As the most direct abutter and on the same intersection as the proposed child care site here are my thoughts.**

**I am pretty sure that a garage turned into a home occupation child care is not allowed or the intent of the 6.6.1 or 5.3.1.**

**My oppinion is the purpose of home occupation is in the home and out buildings are for storage only.**

**If you do not agree, let me say the make over of a garage would need to be for the most part making the garage a livable space. Such as walls, ceiling and flooring needed heating,water,kitchen, bathrooms and more.**

**All of this would not fit 5.3.1 D, no additions or changes shall be made to the residence that will make it impractical to revert the building to purely residential use.**

**Having additioal parking on the side yard will chang the appearance of the area or neighborhood.**

**The increased traffic would be horrible and dangerous. So much more to say but I will leave it here.**