

Sullivan Zoning Board of Adjustment
Public Hearing
8/23/22

Present:

Board Members: Richard Hotchkiss (Chair), Laura Lewandowski, Stephen Parker, Roger Sweet, Bob Switzer, BJ Wahl (Acting Clerk)

Public: Alicia Perra (Applicant), Leslie Casey (Planning Board), Nicholas Perra, Ann Sweet

- The Public Hearing was called to order by the Chair at 7:02 pm, to hear a proposal by Alicia Perra to open a preschool child care center, Sapling Acres Preschool, at her home on 509 Gilsum Road.
- Alicia described her plans to have up to 12 full time children and 5 part time Gilsum School children, within the hours of 6 am to 8 pm. The preschool would have structured activities focusing on nature with artwork, songs, nature exploration, stories, etc. The preschool would be run in 2 existing rooms in the residence, with a shared bathroom and kitchen. The large flat backyard area has small play structures and toys. The driveway has 3 pull offs for snow removal and a very large parking area at the top.
- Roger stated that this service is much needed in this area, and asked whether Alicia is experienced with this age group. Alicia replied that she has worked in preschool child care for many years and previously directed the YMCA preschool. She might employ one additional teacher if she has the maximum number of children.
- Nicholas Perra stated that they will initially open this facility, but in the future might grow and help others with startups. If they expand their facility, this might include an addition on their house in the future, but none is planned at the moment.
- Stephen asked where the children will be from and Alicia replied that it would be primarily from Sullivan, Gilsum, Keene, and Nelson. The parents would drop off and pick up their children from the facility.
- Leslie Casey asked the Board if there is a need for a Site Plan Review. Rick explained that the Special Exception to the Community Planning Ordinance is for an institutional activity, not a commercial one. The Planning Board would need to decide if they need a public hearing on the SPR.
- Stephen and Roger asked more about activities and Alicia explained that there would be sensory activities, books, songs, etc. revolving around the seasons and other nature topics. The outside play structures would be small, such as an outdoor play kitchen.
- The Public Hearing was closed at 7:15 pm. Rick read many conditions to the application. [see attached document]
- Alicia explained that the State of NH also has many conditions that need to be met and that they inspect the facility every year. The State approval takes from 6 weeks to 6 months to process.
- Bob moved to accept the application with the conditions and Roger seconded the motion. It was unanimously approved. Rick then signed the State's application document with the Zoning Board's conditional approval.
- On a motion from Bob, seconded by Roger, the meeting was adjourned at 7:25 pm.

Respectfully submitted,
BJ Wahl (Acting Clerk)