



## MADBURY PLANNING BOARD

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17 September 2021

### MEMORANDUM FOR RECORD

FROM: MADBURY PLANNING BOARD

SUBJECT: Expansion of Pre-Existing Nonconforming Use – Little Tree Education, 314 Route 108, Madbury (Tax Map 10, Lot 7)

1. At its 15 September 2021 meeting, the Madbury Planning Board considered if a proposed increase in the number of students at Little Tree Education would require a Special Exception per Zoning Ordinance, Article XIII. Specifically, the applicant proposed to increase the number of students by 12 to 14 while decreasing the number of employees based in Madbury by 12.
2. The Board determined that that the reduction in staff would offset the increase in students and that the changes do not require a Special Exception. Ultimately the Board approved a total of up to 100 students.
3. At the same meeting, the Board also conditionally approved a change to the existing Site Plan for Little Tree Education and confirmed that a Special Exception would not be required for physically enlarging the business with a new deck.

Respectfully,

A handwritten signature in blue ink, appearing to read "Mark Avery", is written over a horizontal line.

Mark Avery  
Chair, Madbury Planning Board