



ZONING VERIFICATION

Little Tree Education Center, LLC

603-742-8710

CHILD CARE PROGRAM NAME

TELEPHONE NUMBER

CHILD CARE AGENCY TYPE(S): FAMILY-BASED DAY CARE [RSA 170-E:2, IV(a) and (b)]
 CENTER-BASED DAY CARE [RSA 170-E:2, IV(c) through (g)]
 24-HOUR RESIDENTIAL [RSA 170-E:25, II(b), (c), (d) and III]

LOCATION ADDRESS: 314 Route 108
 Madbury, NH 03820

MAILING ADDRESS: 15 South Watson Lane
 Dover, NH 03820

APPLICANT'S NAME: Sarah Greenshields, Owner

INSTRUCTIONS:

1. **SECTION 1 OR 2** must be completed by an individual who is authorized to sign zoning documents.
2. **SECTION 1** complete if zoning action is not required.
3. **SECTION 2** complete if zoning action is required.
4. **SECTION 2** include any restrictions regarding the existence of the agency

SECTION 1:

_____ The child care agency listed above conforms to the requirements of the zoning ordinance.
 Any limits on the number of children in care? _____ No _____ Yes - If yes, how many children? _____

COMMENTS/RESTRICTIONS (if applicable):

Signature of Individual Authorized to Sign Zoning Documents for the
 Town Listed Above

Date Signed

SECTION 2:

X The child care agency listed above has been approved by the zoning board of adjustment.

Restrictions? _____ No X Yes - If yes, please indicate below or include a separate attachment

COMMENTS/RESTRICTIONS (if applicable):

*LITTLE TREE EDUCATION (LTE) IS A PREEXISTING NONCONFORMING USE.
 Please see attached LTE Expansion of Use Memo, Notice of Decision - Conditional Approval,
 and Notice of Decision Update, including a limit of 100 children. ALSO REFERENCE,
 ZBA SPECIAL EXCEPTIONS DATED 9 NOV 2015 AND 25 NOV 2012.*

[Signature] MAIRA MADDAURY, FA

Signature of Individual Authorized to Sign Zoning Documents for the
 Town Listed Above

21 FEB 22

Date Signed



MADBURY PLANNING BOARD

13 Town Hall Road, Madbury NH 03823
Tel: 603 742-5131 • Fax: 603 742-2502

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,



Mark Avery
Chair, Madbury Planning Board



MADBURY PLANNING BOARD

13 Town Hall Road, Madbury NH 03823

Tel: 603 742-5131 • Fax: 603 742-2502

Notice of Decision Update

Site Plan Review

Tax Map 10, Lot 7

Little Tree Education

314 NH Route 108, Madbury NH

Owner: Sarah Greenshields, Coldstream Properties, LLC

Reference Notice of Decision (NOD) for above site plan dated 17 September 2021.

The NOD placed several conditions on the expansion of Little Tree Education school and on its subsequent operation.

On 9 November 2021, the Planning Board certified that the conditions needed to be completed before construction (i.e., conditions precedent) are complete. These included Fire Department approval, Stormwater Management Plan in lieu of an Article IX-A variance, and a sound and view screening vegetation plan.

The remaining conditions (i.e., conditions subsequent) remain in effect for the operation of the school. These include a limit on the number of students, updated State licensing, and actual installation of the above referenced screening vegetation.

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

Mark A. Avery
Planning Board Chair

9 Nov 21
Date



MADBURY PLANNING BOARD

13 Town Hall Road, Madbury NH 03823

Tel: 603 742-5131 • Fax: 603 742-2502

Notice of Decision

Site Plan Review

Tax Map 10, Lot 7

Little Tree Education

314 NH Route 108, Madbury NH

Owner: Sarah Greenshields, Coldstream Properties, LLC

On 15 September 2021, in accordance with Madbury Site Plan Regulations, the Madbury Planning Board **CONDITIONALLY APPROVED** the application of Sarah Greenshields of Coldstream Properties LLC, to amend an existing nonconforming commercial use Site Plan for Tax Map 10, Lot 7 (a.k.a. Little Tree Education located at 314 NH Route 108, Madbury NH).

This approval is granted subject to the following conditions:

- The total number of students in attendance shall be limited to no more than 100.
- The applicant will add sound and view screening vegetation as agreed to with the abutters at Madbury Tax Map 10, Lot 8 during the public hearing.
- Receipt of proof of State Licensing for the larger number of students.
- Receipt of Fire Department approval.
- Receipt of a variance from the Madbury Zoning Board of Adjustment for the requirements of Zoning Ordinances, Article IX-A, Section 7, Paragraph B.

The Madbury Planning Board will issue a notice of final approval once conditions to be completed before approval are completed. After the approval is issued, conditions continuing will remain in effect.

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

Mark Avery
Chair, Madbury Planning Board

17 SEP 21
Date

**NOTICE OF DECISION
ZONING BOARD OF ADJUSTMENT
TOWN OF Madbury, NEW HAMPSHIRE**

Case No: 2015-02 _____

You are hereby notified that the Madbury Zoning Board granted a Special Exception pursuant to Article V, Section 2(a) and Article XV, Section 2(b) to Coldstream Properties, LLC, **Map 10, Lot 7 at 314 Route 108, Madbury, NH** to permit an 800 sq ft addition to the north side of the building.

The Special Exception was granted with no conditions.



Don Sylvester
Chairman, Board of Adjustment

November 9, 2015

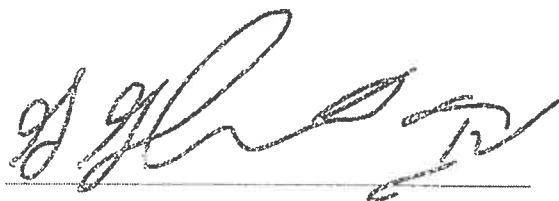
Note: The selectmen, any party to the action or any person directly affected has a right to appeal this decision. See New Hampshire Revised Statutes Annotated, Chapter 677, available at the Madbury Town Hall This notice has been placed on file and made available for public inspection in the records of the ZBA. Copies of this notice have been distributed to: the applicant, Planning Board, Board of Selectmen, Town Clerk, Property Tax Assessor, Building Inspector.

**NOTICE OF DECISION
ZONING BOARD OF ADJUSTMENT
TOWN OF Madbury, NEW HAMPSHIRE**

Case No: 2012-03 _____

You are hereby notified that the Madbury Zoning Board granted a variance to **Sarah and David Greenshields, Map 10, Lot 7 at 314 Route 108, Madbury, NH (Owner of Record is William Shaheen of 73 Perkins Road, Madbury)** to allow a change of non-conforming use on the property for a day care facility. The approved variance is a special exception pursuant to Article XIII, Section 1(c).

The variance was granted with no conditions.



Gray Cornwell
Chairman, Board of Adjustment

November 25, 2012

Note: The selectmen, any party to the action or any person directly affected has a right to appeal this decision. See New Hampshire Revised Statutes Annotated, Chapter 677, available at the Madbury Town Hall This notice has been placed on file and made available for public inspection in the records of the ZBA. Copies of this notice have been distributed to: the applicant, Planning Board, Board of Selectmen, Town Clerk, Property Tax Assessor, Building Inspector.