

**MINUTES OF THE MEETING
PLANNING BOARD
October 09, 2013
7:00 PM**

MEMBERS PRESENT: Robert Smith, Chairman; Robert Moynihan; Dave Cedarholm, Selectmen's Rep; Ed Bannister and Lu Ann Griswold.

OTHERS PRESENT: Lena McClellan; Peter Hoyt, Fire Chief; and Caren Rossi, Planning & Zoning Administrator.

Robert Smith, Chairman opened up the meeting at 7:00 PM.

-Report of officers and committees

Robert Smith, Chairman explained that the CIP is in the process of being updated as scheduled.

- The applicants are Thomas Poland & Lena McClellan they are requesting a Special Exception to Article V- D, Special Exception. The request is to have a Bed & Breakfast in an existing outbuilding. The property is known as Lee Tax Map # 13-09-0600 and is located on 6 Radford Drive.

Lena McClellan explained that she went to the ZBA and received a special exception to put a Bed & Breakfast in an existing building at their home. It will be 2 bedrooms, one bathroom, living room area and a small kitchen. She will do the majority of the cooking in her home and bring it to them but sometimes she will do the cooking in the B&B. The building already has water, gas, septic & ac. The previous owners lived in this building while they constructed their home. There is plenty of parking and lighting. She showed the Board an aerial Google Earth map detailing the buildings; parking; and lighting. (In file)

Bob Moynihan asked when at full capacity how many cars does she anticipate?

Lena McClellan explained 2. She doesn't anticipate two couples, just families. As there is only one bathroom and couples typically don't like to share.

Bob Moynihan asked how about any employees?

Lena McClellan explained, none, she will be doing the work. It will be mostly seasonal and she will do organic as much as possible. Even with cleaners. She is very environmentally friendly.

Bob Smith, Chairman asked about signage.

Lena McClellan stated she is unsure at this time what she will be doing for a sign. She realizes if it doesn't confirm to zoning, she will need to apply to the ZBA. She wants to be careful where she advertises as she doesn't want just anyone to stay there.

Lighting was discussed. The lighting she has and is planning to install is all low lighting, similar to landscape lighting just not solar powered, and approximately 18" high. They will be on a timer and will not have any light trespass.

Fire protection was discussed and this still needs to be addressed and a letter for the file will be provided when the Fire Chief is satisfied.

Police Chief will also provide a letter for the file that he is satisfied.

No public comment.

Dave Cedarholm made a motion to accept the application.

Bob Moynihan second.

Vote: all

Bob Smith, Chairman read the waiver request letter in to the record.

Bob Moynihan made a motion to approve the waiver request and the application. Subject to the following conditions.

- 1.) Police Chief approves of the application and submits a letter for the file.
- 2.) Fire Chief and applicant determine fire protection required for the application and submit a letter for the file.
- 3.) If the applicant wishes to exceed the allowed signage, proper approvals must be sought.

Ed Bannister second.

Vote: all

Bob Smith, Chairman reminded everyone that on October 23, 2013 at 7PM will be a work session on the current site review regulations.

MINUTES TRANSCRIBED BY:

Caren Rossi, Secretary

MINUTES APPROVED BY:

Robert Smith, Chairman

Ed Bannister

Dave Cedarholm, Selectmen's Rep.

Lu Ann Griswold

Robert Moynihan