

**TOWN OF LYNDEBOROUGH
PLANNING BOARD MEETING MINUTES
February 21, 2013**

MEMBERS PRESENT: Chairman Mike Decubellis, Vice Chair Bill Ball, Bret Mader, Larry Larouche, and Alternate Julie Zebuhr

M. Decubellis began the meeting at 7:30 p.m. Julie Zebuhr would be voting in place of Tom Chrisenton who was not present for this meeting.

NEW BUSINESS:

Duane and Karen Forleo; 74 Baldwin Hill Road; Map 247 Lot 033; Site Plan Review for a proposed Bed and Breakfast service; Rural Lands I.

Present: Duane and Karen Forleo

M. Decubellis said that the Forleo's had received a Special Exception from the ZBA and they were present at this meeting for a Site Plan Review of their proposed Bed and Breakfast service which was to be located in the guest house on their Baldwin Hill Road property.

He read the following from the ZBA's Notice of Decision: *"All of the conditions of Zoning Ordinance 703.00 c have been met for the Bed and Breakfast located in the 2 bedroom guest cottage and as regards 703.00 c 6, the Fire Chief shall insure that the fire code regarding rental units is met before they begin renting the building."*

M. Decubellis also noted that the Building Inspector had submitted a letter to confirm his findings in the inspection of the site and the septic system. The property meets the zoning regulations of sufficient parking and the dedicated septic system for the building appears to be in good working order. Mr. Forleo also presented a copy of the site plan which was completed by Monadnock Survey (stamped and signed.)

Having previously discussed this proposed Bed and Breakfast at the December 20th Planning Board meeting, M. Decubellis went through the Site Plan Review checklist with most of the items not applicable to this operation. Parking and septic system issues had already been addressed by the building inspector. Other issues relating to a home business were addressed by the Board at the December 20th meeting and are referenced in those minutes.

B. Ball made a **motion to accept the B & B application, as presented.** L. Larouche seconded the motion and the VOTE in favor of acceptance was unanimous.

The issue of state requirements was brought up and Mr. Forleo responded that he is concerned with liability and safety requirements and his next step is to contact the

insurance company and to follow the state guidelines for acquiring any permits needed before opening his guest house as a rental. He will also have the Fire Chief inspect the building for safety and fire code requirements.

B. Ball made a **motion to approve the B & B application**. L. Larouche seconded the motion and the VOTE in favor of approval was unanimous.

M. Decubellis signed the Home Business application and a copy will be sent to the owners.

ANNOUNCEMENTS:

M. Decubellis received a notification from the Milford Planning Board that there was a hearing on February 19th concerning a cell tower issue which is located on McGettigan Road.

OLD BUSINESS:

Wind Ordinance

B. Ball submitted a copy of the Milford and Amherst Small Wind Mill Ordinance. He said they covered regulations on small wind generators and stressed such issues as setbacks, abandonment and wind noise. The Board considered other regulatory issues such as tower height, bonds, shadows, signs, visual impact, aviation and number of wind generators on one property. M. Decubellis thought that the building inspector should be involved in issues such as code compliance, if a wind ordinance was adopted. After briefly discussing some of the pros and cons of developing and adopting an ordinance, M. Decubellis offered to go online and get Milford's ordinance and the "Sample" OEP model ordinance which he will e-mail to the Board with the intention that everyone is to review it and bring back comments for discussion next month.

MINUTES:

Review of minutes for January 17, 2013

B. Ball made a **motion to accept the minutes of January 17, 2013, as written**.

B. Mader seconded the motion. The vote in favor of acceptance was unanimous.

ADJOURNMENT:

B. Mader made a **motion to adjourn the meeting at 8:15 p.m.** L. Larouche seconded the motion and the vote in favor of adjournment was unanimous.

The next meeting will be held on Thursday, March 21st at 7:30 p.m.

Pauline Ball, Clerk

Approved by the Planning Board on April 18, 2013