

WASHINGTON PLANNING BOARD
Site Walk Minutes

November 28, 2017

Time: 9:00am

Members present: Andrew Hatch, Jean Kluk and Nan Schwartz.

Public present: Robert Blackwell

We met at the Blackwell's house at 34 South Main Street.

We were shown the property by Robert Blackwell, starting outside the building. We looked at the existing parking area and Blackwell explained the brush clearing he was going to have done to improve access and sightlines. He said that the business is more of a hobby for his wife, Marian, he is still a part time realtor in MA. He said that the business will be open mostly Saturdays and Sundays and will be seasonal (Spring, Summer and Fall). His wife has an internet presence; Mimi's Attic on Ruby Lane (<https://www.rubylane.com/shop/mimis-attic>) and she sells mostly online. They have owned the property since 2004 and have restored the house and shed. Kluk asked about the varied hours on the application. Blackwell said they are not set hours but they definitely won't be open after dark. He said they planned for 5 to 6 car parking in the dooryard with overflow in the field. The shed where the business will reside is a 20'x40' shed with 2 parking bays. He said they will keep one 12'x20' bay for parking their car and will use the rest of the space in the building 28'x20' (560sf) for the retail and display space. The entrance is by a door on the side of the house and they won't have access to a restroom. Hatch asked if they would advertise or is it open by chance. Blackwell said they might advertise locally (Villager) and they have the website. He said it is a small specialty business and don't expect a lot of visitors to the store at any one time. Kluk explained the dilemma we have with the LUO; it states that you have to meet a 50' setback for parking and this is close to impossible to do in the downtown area. Hatch said because of this we would have to send them to the ZBA for a variance. He suggested that Blackwell could establish his business parking in the field below the house, which would meet the setback. We looked at the potential field parking area, which has an existing gravel driveway and agreed that it would be sufficient for the business. We provided Blackwell with the Site Plan Review application for the business, which he will fill out and return to the board. When we have the paperwork we will schedule a public hearing, likely at our January meeting.

The site visit was adjourned at 9:38AM.

Respectfully submitted,
Nan Schwartz
Planning Board Secretary