

Zoning Board of Adjustments

May 24, 2016

Members: Mike Hern, Jim Keefe, Don Boissonneault, Peter Anderson

Guests: Holly Hayward, Margo Connors, John Strasser, Allan Clark

Chairman Mike Hern called the meeting to order at 5:30PM on Tuesday, May 24, 2016. He stated that Peter Anderson was leaving the Board because he was leaving the area and if everyone knew of someone who would be interested in filling this position please let him know. Election of the officers for the year was had. Peter Anderson nominated Mike Hern for Chairman seconded by Jim Keefe. PASSED UNANIMOUSLY. Mike Hern nominated Jim Keefe for Vice Chairman, seconded by Don Boissonneault. PASSED UNANIMOUSLY. Minutes from the last meeting were moved to be approved and accepted by Mike Hern, seconded by John Colony. PASSED UNANIMOUSLY

Holly Hayward

Special Exception Maximum Occupancy

Pioneer Wedding Barn

Holly Hayward is asking for a change in the maximum number of occupants from 100 to 150 people per event. She has been granted permission by the Select board in the past to have a tent outside. Holly presented a lease between herself and her mother, owner of the Sampler, to use their parking lot for overflow. Parking was reviewed and it was noted 36 cars can be parked at the Sampler and 52 cars would be parked at the Wedding Barn. Margo Connors questioned the recent issue with parking along Rt. 117 at the Profile Prom event. Holly explained that they had 3 people parking cars during that event and they were unaware ahead of time that parents and others were going to be coming just to take pictures and then leave. It was suggested that Holly give the Police Department a heads up prior to the event and also contact DOT to see about signage for no parking along Rt. 117. Margo Connors commented on the aesthetics of the port-a-potties on the side of the building that are visible from the road. Holly stated that she is planning on purchasing a small tent to

Chief Clark commented that he would like to have it in the minutes that if there is a change in hands of the property it would need to be reviewed by the zoning board again. Chairman Hern noted that it is law that if there is a change it would need to be reviewed for approval from the Zoning Board. Chief Clark argued that they are close to needing a sprinkler system at this time and that he is concerned that if there is a change in hands in the future the use could be changed. Chairman Hern stated that he will put it into the minutes that if there is a change in property owners the special exception for the property would need to be reviewed again.

Chairman Hern read the original special exception request noted in the minutes of the May 2015 meeting. Margo asked if there was any music by a band or DJ would that be in the hall or tent. It was noted that it would be in the hall.

Chairman Hern closed the hearing for the Board to discuss. Parking size noted in the current zoning ordinance needs to be re looked at as it is noted as 12 x 18. Conditions were as follows:

- Amend the original special exception to raise the max # of people in building to 130 and max # of people at the facility to 150
- Guests services offered cannot be expanded without future approval from the Town
- Change wording from a reception hall to a function hall
- Port-a-potties need to be shielded from view
- All the parking will be off street – no parking on Rt. 117 or Sunset Hill Road

Motion made by Mike Hern to grant special exception. PASSED UNANIMOUSLY.

Chairman Hern explained that the motion will be posted and any abutter has 20 days to come forward with any objections. After the 20 day waiting period the motion is considered final and changes can be made.

With no more business on a motion made by Mike Hern, seconded by John Colony the meeting was adjourned. PASSED UNANIMOUSLY

Submitted by:

Amy Venezia

Secretary to the Zoning Board