

Zoning Board of Adjustment
April 14, 2015

Members: Jim Keefe, Peter Anderson, Mike Hern, Don Boissonneault, John Colony, Amy Venezia

Guests: Holly Hayward

Chairman Mike Hern called the meeting to order at 5:30PM on Tuesday, April 14, 2015. On a motion made by John Colony, seconded by Don Boissonneault the minutes of the December 2014 meeting were moved to be approved. **PASSED UNANIMOUSLY.**

Holly Hayward
Special Exception

It was noted that all notices to abutters were sent out.

Holly Hayward presented the plan to the Board and explained that she is proposing to have a wedding/event barn on her current property on Sunset Hill Road. She will offer the use of the barn, tables, chairs, table settings and cleanup. Catering of food and flowers will come from outside vendors. She met with the DOS and was told that all entry to the property for functions needs to come from the existing driveway on Sunset Hill Road and the second driveway on Route 117 needs to be blocked off. There will be a parking attendant at all events and they currently have space for 52 spaces with overflow parking at The Sampler if needed. Holly has met with Chief Allan Clark and they discussed parking and fire exits. She met with the town Health Officer and she will need to have a septic design on file with the town and state and port-a-lets will be used for all functions.

With no more discussion, Chairman called the public hearing part of the meeting closed. The Board discussed the special exception. On a motion made by John Colony, seconded by Peter Anderson the special exception was moved to be accepted with the following conditions:

- Limited to a reception hall
- No overnight lodging
- No on-site food prep- all food/beverage supplied by an independent contractor
- Food and music limited to inside the building

PASSED UNANIMOUSLY by Board.

With no more business, on a motion made by Jim Keefe, seconded by Peter Anderson the meeting was adjourned.

Submitted by:

Amy Venezia
Secretary to the ZBA