

Ann Carlsmith
Case # 8-62
November 27, 1984

Board of Adjustment:

Members present: Greg Bohosiewicz (Chairman), Gail Proctor (Clerk),
Tom Mitchell, Gary Crooker, Arlene Laurentitis.
Others present: Stanley Hallett, Judy Welsh, Jeanne Talbot, Lisa
Schwartz and Mr. Schwartz, Ann Carlsmith

Meeting called to order 6:30 P.M. Selectmen's Room.

Gail Proctor read the application and the appropriate ordinances to all present. Ms. Carlsmith explained the nature of her B&B (see attached narrative). She indicated that she would have occasional guests and provide lodging and one meal for a fee. She intends to use two bedrooms and a bath expecting a maximum of four guests at one time.

Gail Proctor explained to the Board the initial possibility that the proposed use might not be appropriate for the Water Shed Dist. and also the possibility that the B&B was not considered an appropriate Home Occupation. Before the public hearing was set, Town Counsel-Silas Little was contacted and it was of his opinion that the use was an appropriate Home Occupation. (Letter attached) The second issue of whether a Home Occupation was appropriate for the Water Shed District was brought up by Arlene Laurentitis. She pointed out that the wording of the present ordinance is unclear in its intent. Greg Bohosiewicz stated that he discussed this point with Town Counsel and it was indicated that the Home Occup. was applicable assuming that the applicant met the established criteria. Mr. Bohosiewicz also pointed out Mr. Little's references to the long established practice of roomers or boarders as being an accepted accessory residential use. Tom Mitchell then questioned the purpose of Ms. Carlsmith's applying at all. It was the agreement of the Board that the application should be processed as any other Home Occup.

Ms. Carlsmith then addressed the criteria in the Ordinance. She presented the Board with a detailed diagram showing traffic patterns, parking availability (6 cars), a letter from Fire Chief Houle indicating that all safety precautions and regulations were in compliance, a septic certification from Davidson's Septic, and a water quality test (results were not available at this time). The remaining criteria were reviewed and the Board felt it was in compliance,

All abutters present indicated support of the B&B. Letters from other abutters also indicated support of the project. At 7:15 P.M. a motion was made by Gary Crooker and seconded by Gail Proctor for a brief recess. The vote was 4-1 in favor of a recess. At 7:30 P.M. the meeting was reconvened. A resolution was drawn up and moved by Gail Proctor and seconded by Tom Mitchell:

Be it resolved, that the application by Ann Carlsmith for a Home Occupation (Bed & Breakfast) to the terms of Article V, Section B 1&2 of the Zoning Ordinance be granted with the following conditions:

1. The number of guests at any one time will be limited to four adults.
2. An annual certification of the septic system will be filed

with the Selectmen.

There was no discussion on the motion.
The vote was 5-0 in favor of the motion.

A motion to adjourn at 7:40 by Gail Proctor and seconded by
Tom Mitchell. Motion carried unanimously. Meeting adjourned 7:42 P.M.

Gail Proctor
Gail Proctor, Clerk

Notice of Decision

Case # 6

Board of Adjustment, Town of Milton

You are hereby notified that the request of Ann Carlsmith for a Special Exception to the terms of Article V, Section B 1&2 of the zoning ordinance has been granted.

Resolved, that the request of Ann Carlsmith for a Home Occupation (Bed and B reakfast) be granted with the following conditions:

1. The number of guests at one time be limited to four adults.
2. An annual certification of the septic system be filed with the Selectmen.

Greg Bohosienicz,
Chairman, ZBA
November 27, 1984

Sent

11-28-84

Gene Proctor