

Town of Wilton, New Hampshire
Zoning Board of Adjustment
Draft Minutes

DATE: May 28 2019
TIME: 7:30 PM
PLACE: Town Hall
PRESENT: Joanna Eckstrom; J. Eckstrom Jeff Stone; Paul Levesque; Peter Howd (Alternate)
Absent: Andy Hoar
Staff: Land Use Administrator Michele Decoteau
Attendees Peter Clemens and Pam Clemens (applicants), Jessie Salisbury, Todd Clough, Felice Fullam , Courtney Johnson, Kim Riendeau, Mike MCGonegal, Karen Demers, Michael Demers, Matt Bangert, Kathy Bangert, Dawn Brooks, Marc Lancaric, Stephanie Gorman, Ariel Crotty, BJ Whitt, Daniel Ross, Christine Keller, Bob Keller.

PRELIMINARIES

N. Faiman opened the meeting at 7:34 PM. This meeting is for a continuation of the case from the Clemens, Case #4/09/19-1. P. Howd will continue to sit in for Andy Hoar on this case.

MINUTES

The Board reviewed the minutes from May 14, 2019

- Line 39 ... change my to by
- Line 86 ... correct Eckstrom
- Line 93 ... As not At
- Line 104 ... hopeD to grow.
- Line 135 ... guestS
- Line 230 ... change don't to doesn't
- Line 235 ... Add a "?" to the second sentence
- Line 237 ... decideS
- Line 288 ... change to "hasn't penalized an applicant for doing something..."
- Line 289 ... add "nor has the ZBA given them a bonus for starting early."
- Line 304 ... delete the "t"
- Line 305 ... 3. (space)
- Line 314 ... change done to don't
- Line 317 ... add "asked" after "and"
- Line 364 ... change issued to issues
- Line 374 ... change to "...motion that the Clemens can respond to."

J. Eckstrom MOVED to approve the May 14, 2019, minutes with noted corrections. J. Stone SECONDED. All in Favor

The Board reviewed the minutes from May 19, 2019

- Line 13 ... Scott
- Line 13 ... Kathy Bangert
- Line 36 ... add "the pool is only for use by..."
- Line 40 ... strike the sentence starting with "There are bathrooms..."

47 Line 41 ... add "billard room" after floor

48

49 J. Eckstrom MOVED to approve the May 19, 2019, minutes with noted corrections P. Levesque
50 SECONED. All in Favor. N. Faiman abstained.

51

52 CASES

53 Case #4/09/19 -1

54 N. Faiman re-opened the hearing by reading the Public Notice. He reviewed the prior meeting.
55 The Board produced a list of questions needing specific responses for the Special Events at the
56 conclusion of the previous meeting.

57

58 Peter and Pam Clemens provided a written response to the questions that was shared with the
59 Board and the public. Peter Clemens said they heard a lot of concerns and have effectively
60 removed the barn from the proposal and request that only the tea room remain with a max of 35
61 guests. That addressed a lot of concern about the barn and the parking and number of people.
62 This new proposal is for 17 cars and that is 3-4 more than were in the lot at the site walk.
63 The site walk provided a good feel for the parking and the intimate feel of the tea events in the
64 house. There are a few more responses.

65

66 J. Eckstrom said, just for clarification, you are eliminating the Barn? Peter Clemens said yes.
67 P. Levesque asked if big events were in the barn or using the billiards room? Peter Clemens said
68 that they only use the barn for personal events and the billiards room could be for B&B guests
69 and mainly himself.

70

71 Peter Clemens said that they are going back to a more intimate events in the house. They are
72 planning to serve wine or beer.

73

74 N. Faiman asked if they would serve beer and wine to the B&B guests. Peter Clemens said no
75 but the question was if the guests brought in beer or wine. Peter Clemens said that they could use
76 it in their rooms or on the balconies off their room.

77

78 Peter Clemens said that there was a question about intensity. The evens will be scheduled by
79 reservation by only Thursday through Monday and 11 AM to 8 PM. There will be a max of 35
80 guests inclusive of the B7B guests.

81

82 Peter Clemens addressed lighting. There are motions sensor lights on the barn and the main
83 house. There are other lights on the porch. All the lights are motion sensors and on timers.

84

85 P. Levesque said the idea is to keep this as residential as possible. Peter Clemens said there will
86 be no amplified music and no DJs. We have a grand piano and that would be available.

87

88 Peter Clemens addressed visibility. He said people might see some cars as they turn. But clearly
89 coming down Wilton Center Road few cars would be seen. The outside activities will be limited
90 to Tea and B& B guest using the porches on the second floor. He said have had requests for
91 photo shoots before wedding and this would be a special request. He said they want to create an
92 elopement package for small weddings that maybe outside.

93

94 Peter Clemens said they have no problem with the limit of two non-family members.

95

96 Trash removal is handled with weekly pick up service. He said they serve on china and when a
97 baby shower is hosted, and there are a lot of gifts opened, the guests take the paper and tissue
98 when they leave.

99

100 Peter Clemens said that for over flow, Andy's Playhouse has provided a letter that we can use
101 their parking lot for overflow but unlikely to need it. It is a rare exception that someone shows up
102 by themselves. Peter Clemens provided the letter from the Board of Andy's Playhouse.

103

104 J. Eckstrom said she would like to not have to rely on the generosity of an abutter to meet the
105 parking requirements. Peter Clemens agreed

106

107 J. Stone asked if there was some discussion of walk in hours. Peter Clemens said that is not an
108 option anymore. It will be only with reservations and special events. J. Eckstrom said she'd like
109 the letter from Andy's Playhouse to be part of the record but not part of the decision. J. Ston said
110 this was an agreement between two current owners, not an easement.

111

112 M. Demers, Wilton Center Road, said this is a much more acceptable proposal. But he thinks
113 about the Trojan Horse and that it will be easy to expand. If they expand the septic and put in
114 bathrooms in the barn, it would be easy to do bigger special events. N. Faiman said that would
115 not be an approved use. There would be a hearing with the Select Board and they are the
116 enforcement authority. The neighbors can complain to the Select Board. There is some teeth with
117 fines, and court. M. Demers said the current proposal is more something that we can live with
118 but hopes it is not a stepping stone to running events in the barn.

119

120 M. Bangert pointed out that if Alcohol is served it invokes assembly laws and codes. State fire
121 laws were changed after the Station Night Club Fire in Rhode Island. He asked for a point of
122 clarification: at 25 or more guest, two separate sex bathrooms are required. He asked about the
123 parking and if it was just on lawn or crushed stone. He agrees with M. Demers that he his fearful
124 that we will be back in a year with a bigger proposal.

125

126 N. Faiman said that there is a division of responsibly. Nothing the ZBA does can override or
127 change state or federal code or building code. When it is necessary, we require applicants meet
128 state and federal guidelines.

129

130 M. Bangert asked if once the ZBA grants the Variance, can they serve alcohol. There was a
131 further discussion and the question came up if the ZBA can regulate alcohol. N. Faiman said that
132 the ZBA has broad discretion for setting limits on commercial use on a residential location. If
133 they feel that serving alcohol is a part of the application, they can restrict alcohol but cannot
134 permit. Peter Clemens said that we have to meet certain requirements for serving alcohol with
135 the state anyway. M. Bangert said what they are concerned with is if alcohol is not prohibited,
136 then it will be open to alcohol.

137

138 R. Keller, appreciates M. Banger's comments, but he doesn't speak for the neighborhood

139
140 M. Demers asked if the alcohol served will stay within the building or be on the deck. He is very
141 concerned about things getting out of hand. This could easily graduate beyond little old ladies
142 coming in for tea. It is not beyond the possibility that people would be loud and disruptive.

143
144 N. Sheldon Salisbury said he looked at every inch of the town and wanted to try to bring in
145 something to Walton. He said that we don't have anything here. The Clemens are wonderful and
146 the community could use somewhere to take your guests and have a lovely time. This is not
147 going to become a multimillion dollar party place. You do need places to get married, you do
148 need a place to relax. If someone bought it and turned it into Animal House it won't last long.
149 You need a place to visit and Wilton has a lot of empty locations in downtown. This is for the
150 whole town and you need to embrace this proposal. He understands that this could be a first step
151 to something more, and could lead to B&Bs all over town. But you have to embrace something.

152
153 S. Gorman, Marden Road. Wanted to address alcohol. Has been to P and Ps for neighborhood
154 events. If anyone got belligerent, she believes the police would be called and n

155
156 F. Fullam, we already have two places where people can get married including one right across
157 the road. There are events happening. I am also concerned with serving alcohol. On page 7 of the
158 minutes from the last meeting. This says that the Clemens operated their business for two years
159 with events and B7B. The neighbors are going to have to be watchdogs and go to the Select
160 Board. Concerned about buses and fireworks. There are lots of different scenarios that we are not
161 thinking about tonight.

162
163 C. Keller said The red house and the church do have receptions and wedding. As far alcohol and
164 this not prohibition. They are going to have 35 people. This will not get out of hand. They only
165 started having guests after they got state approval. They did have private events but not paid
166 events.

167
168 C. Hussainy, who works with Andy's Playhouse, said she doesn't have a problem with the B&B
169 or having alcohol. We don't think there will be any problems and if there were problems, we
170 would be the first to say something to them because we work with young people under 18.

171
172 Pam Clemens said the Red House has BYOB and there have been no problems.

173
174 C. Keller, just want to point out that the hours they are proposing are 11 am to 8 pm.

175
176 K. Demers, 38 Wilton Center Road, thought the B&B was approved but the chef is talking about
177 weddings, showers, events, etc. What about tea parties? But if you look at their website they
178 advertise for rehearsal dinners, and weddings, so she was confused. What are we approving
179 tonight? She wanted to provide an objective opinion about how this would affect property values
180 and she provided a letter from a realtor.

181
182 Peter Clemens said they do advertise on a wedding website because they host bridal showers.
183 He said they don't plan to host weddings.

184

185 Mark Lencaric said he was in the business in insurance and commented on the letter from the
186 realtor. He said this is called “steering” and could get him in trouble.

187
188 BJ White said she is in total support of the Clemens and has seen many of the businesses leaving
189 and now residents are leaving. Wilton was more prosperous when she moved here 13 years ago,
190 and we should promote businesses like this. She is in support of this and if in 5 years if they want
191 to expand, then we can come back. They want to have small things and events, this is where I
192 would want to take my parents and their friends.

193
194 M. Demers, has been here 26 years. It hasn’t been that thriving because larger organizations in
195 closer proximity have taken over. I like this sleepy bedroom community. I don’t feel my life will
196 be shortened if I don’t have a business next store to me. This has an old town flavor. The booze
197 thing will happen. There needs to be some curbs to keep us from going bonkers on this. You will
198 not always get the greatest people as customers.

199
200 C. Keller said there are 28 people here and to put that number in perspective. The Birchwood Inn
201 and Hancock Inn is a B& B in Temple and they serve food and alcohol. These restaurants serve
202 walk in guest and are a great assets to their rese

203
204 M. Bangert said he took offense to the calling Wilton a “crap town” and has no problem with the
205 Clemens but is still concerned with some parts of the proposal.

206
207 D. Ross, 20 Wilson Road said there were a lot of good comments. Birchwood Inn is an
208 established commercial area of Temple. He agrees with some of the sentiment of Mr. Salisbury.
209 We need to refocus on getting commercial development in town and it kills him to see former
210 commercial sites being used as residences. The Clemens are talking about Wilton Center a
211 beautiful tranquil area. He is concerned about the long term effect of opening the residential area
212 to commercial interests.

213
214 C. Johnson, has lived there for 22 years. It is beautiful. We like our quiet. This is a close
215 historical area and supports the B& B but not the event center in a residential area

216
217 S. Gorman said she didn’t think the Clemens were too far out of character with the
218 neighborhood. There is the Red House and Andy’s Playhouse. Still within the Character of
219 Wilton Center.

220
221 A. Crotty said she just wanted to add her support for Pam and Peter Clemens.

222
223 N. Faiman summarized the discussion. There were concerns about alcohol, future owners, and
224 this Commercial Use in a residential area. Also heard many people in support of the business.

225
226 J. Eckstrom asked about a liquor license. Does it go with the person or the property? N. Faiman
227 said that unless the Board prohibits alcohol, the Clemens or future owners can seek a liquor
228 license.

229

230 Peter Clemens said what they would do would be to include the price of alcohol with the price of
231 the event. Pam Clemens said that they have also specified a time to end as 8PM so people won't
232 be drinking to all hours.

233
234 Peter Clemens was asked about school buses and drop off locations. He said drop off is 3:15pm
235 right now, within the open time frame.

236
237 Felice Fullam mentioned that Andy's Summer House will be working with kids during the open
238 time frame.

239
240 P. Levesque mad a MOTION and J. Eckstrom SECONED, to Close the Public Hearing and enter
241 Board deliberations. N. Faiman reminded the public of the process. All in Favor

242
243 J. Eckstrom said she would like to commend the applicants for changing and reducing the scope
244 to something that is more palatable for the general public and giving her a better reassurance
245 about the plans. Concerned about events in the Barn for 60 plus people. Changes the aspect of
246 the application.

247
248 N. Faiman said that this new proposal changes the tone significantly. When you bring the
249 activity into the applicants' home, this sets a different level of expectation.

250
251 P. Levesque said this is much less controversial.

252
253 N. Faiman said we have heard about the benefits to the town but the question is still is it
254 appropriate to waive the restriction of a commercial use in a residential district. Without delving
255 into the revitalization of Wilton, Does this meet the criterial for granting a variance?

256
257 P. Levesque said that The Red House, the auction house, Andy's Summer Playhouse all have big
258 events so it is consistent.

259
260 N. Faiman Setting aside passions, we have a set of standards for granting a variance and whether
261 those criteria are satisfied.

262
263 P. Levesque said that this current proposal is probably the least impact. J. Eckstrom said that this
264 is operating on reservations and people won't just be showing up.

265
266 J. Stone said that we have commented about our decisions not setting president. Sounds like we
267 should take the existing non-conforming uses and look at this one on its own merit. P. Levesque
268 said we need to look at the impact on the neighborhood.

269
270 J. Stone said what effect does this have? Not sure I can look at these and then say why not one
271 more? We'd be saying there is already three businesses in the area, why not one more?

272
273 J. Eckstrom said that she sees that there are activities that are already going on in the
274 neighborhood. And she is not saying that this is just one more. She wants them all to stand on
275 their own.

276
277 P. Levesque said he was looking at how much this application is having an impact on the
278 neighborhood. N. Faiman said if you take the impact of existing non-conforming uses, then you
279 are in fact doing incremental calculus. What is the effect of one more....
280
281 P. Levesque said if there were no other businesses, it would be harder to say yes. J. Stone said he
282 keeps coming back to the question that this is a residential district, is this appropriate? P. Howd
283 read the Ordinance about moving to the commercial district if you exceed the limits. N. Faiman
284 said that if you exceed the limits, then you should move, but the applicants are already asking to
285 change those limits. P. Howd said so are we saying that these are limits of the home occupation
286 and if you want to exceed them, you have to come back. We also haven't discussed the five
287 points of the variance. I don't feel like it has been demonstrated.
288
289 J. Stone said he has owned a house exactly like this but he supported his with rent sharing folks -
290 housemates. I understand that these nice historic buildings are not affordable if they don't carry
291 their own weight. He was mightily impressed with the inside and the renovations couldn't have
292 been easy or inexpensive to do. They are going to need help to keep going. He wants to see the
293 Clemens keep this alive but sensitive to what the neighborhood. They want to support this but
294 are concerned with alcohol. It isn't a BYOB and I don't have as strong a concern as the
295 neighborhood.
296
297 N. Faiman said that he wants to return the Variance. These large houses are expensive and hard
298 to maintain. If you go back 30 years, in downtown, there were many large house that no longer
299 made sense as single family homes and many variances were granted to change them to 2 and 3
300 family houses. There is clearly a hardship.
301
302 P. Howd said that if you go by the strict rules, hardship cannot be financial.
303
304 N. Faiman is it reasonable to ask someone to pay for the upkeep or is it reasonable for people to
305 make some financial recompense with some sort of commercial use or these houses may
306 disappear.
307
308 N. Faiman said do we see this application, or see this applications with modifications, fit the five
309 variance criteria.
310
311 Granting the Variance would not be contrary to the public interest
312 If we are accepting the contention that the impact is going to be minimal, not objection, causing
313 traffic problems....
314
315 P. Howd asked a question about process and how the variance would be worded. N. Faiman
316 explained a couple of different methods. It all has to be in writing, either by what the ZBA says
317 or by reference.
318
319 Public Interest
320 Doesn't have to be a positive but can't be negative. This is low impact and not inconsistent with
321 a residential use. People hold events, parties, even high teas.

322
323 N. Faiman said yes, but then there are church services in the church, plays at Andy's Playhouse,
324 Reiki workshops, but then if this could have events most days of the week from 11 am to 8 pm.
325
326 P. Howd said this is 45 hours per week. He suggested limiting the number of hours within the 11
327 am to 8 PM time frame. This comes back to exceeding the Home Occupation.
328
329 N. Faiman if you don't believe it is actually going to be that intensively, then we should limit it.
330 Perhaps we could limit to a further restriction. The hours and days would be the envelope to fill
331 them and the limits would be within the envelope.
332
333 Peter Clemens said that they would be happy with two events per day. The Board discussed
334 limits of time and event number.
335
336 Spirit of the Ordinance
337 The Ordinance allows home occupations.
338 J. Stone said that if this met all the criteria we wouldn't still be here.
339 N. Faiman the ordinance is not inherently hostile to businesses in a residential district.
340
341 Substantial Justice
342 This one is true if all the others are true. Hard to parse out as distinct from the other ones.
343
344 Surrounding Property Values
345 P. Levesque said he thinks it will improve property values.
346 N. Faiman in the absence of some economic concern, they wouldn't be able keep it in the current
347 condition. P. Howd said this is establishing a block in Wilton Center that is commercial use. P.
348 Levesque said it was quasi commercial, not a grocery store or gas station
349
350
351 J. Eckstrom was just going to say the Red House dinners, you could say that this is commercial
352 activity but it is regulated and limited to a particular time of day.
353 N. Faiman they are very intensive and more intense than what we are talking about here.
354
355 J. Eckstrom said if we are careful with our definition of events, this won't detract.
356
357 N. Faiman said he could come up with the wording of a variance in his mind. He could see how
358 this met the criterial and the hardship is the property that is impractical for someone to maintain
359 without some commercial use. J. Stone said that it could be made into apartments which would
360 have greater impact.
361
362 N. Faiman said it was hard to imagine a less intrusive use.
363
364 J. Stone asked about the responses from the applicant and if it is part of the application. The
365 Board agreed that this is part of the application. The original application had some questions that
366 were answered by this additional information.
367

368 J. Stone said that without imposing specific hours or specific days, might we suggest a maximum
369 number of days per week? Applicants offered to be restricted to two events per day. Board also
370 discussed choosing a maximum number of hours per week and the applicant can choose how to
371 use them.

372
373 N. Faiman asked if the Board were ready to vote on a straw poll to see if it is worth continuing.
374 The Board discussed their inclinations and agreed that if they figured out the details, they would
375 be inclined to grant.

376
377 Alcohol. Alcohol in the house is more comfortable which might include the porch. This would
378 be part of the event, not alone. The Board discussed BYOB. If they do serve alcohol this may
379 change how other boards in town or invite other restrictions from the state but that would be on
380 the applicant. The Board looked at the the process of responding to a guest who brings in
381 alcohol without approval seemed to be a reasonable process.

382
383 Sanitary facilities
384 This made sense but it is on the applicant to meet the guidelines. There is no reason to weigh in
385 on the numbers as this is imposed by other agencies

386
387 Parking
388 Parking looks fine. The Board discussed crushed stone. The Board discussed the traffic numbers
389 and if they max out there would be 8,000 car trips per year.

390
391 Timing
392 The Board and the applicant discussed events and hours. Events are generally three hours each
393 and if they held two a day that would be about 30 hours per week. Some members were happy
394 with a max of 30, others thought 25 hours max would be good.

395
396 Parking
397 The Board discussed on-site parking with no parking in the front yard. Buffers were discussed
398 but they might interfere with people seeing the cars.

399
400 Lighting
401 The events will be over by 8pm. The Board discussed the location of the lights seen at the sight
402 walk. The soft cast period lights are on the porch.

403
404 Sounds
405 Speakers are inside the house. They agreed on a harpist, pianist or similar or similar recorded
406 music.

407
408 Visibility
409 What will be visible will be the cars and the house. But to what extent are events will happen
410 outside. The Tea Events will be constrained to being inside and on the porches. The outside
411 events will be six people in the elopement package and people taking pictures. B & B guests may
412 be in the garden. Activities outside the house will be limited to no more than six guests except

413 for photo events. No alcohol off the porches. This is not intended to limit the right of B&B guest
414 enjoying the property.

415
416 Employees

417 No More than 2 non family employees. What you can do with that number limits the scope of
418 events.

419
420 The Board discussed the next steps. N. Faiman read through his notes for the decision and the
421 Board discussed the details. The only issue that was not discussed was a sign. There was
422 discussion of the style of the sign. The Board discussed the request of the variance for a Home
423 Occupation to be visible from the road. Does this encompass the size the sign? The Board
424 discussed that the request wasn't for the size of the sign. They ended up agreeing on the Variance
425 for having a sign that meets the requirements of the Wilton Sign Ordinance for Res Ag District.

426
427 J. Eckstrom clarified the language for the Variance. The first line will be clarifying that this is for
428 the Use at the house.

429
430 N. Faiman reviewed the language with the Board to clarify what everyone was voting on.

431
432 J. Eckstrom MOVED to reopen the Public Hearing. P. Levesque SECONDED. All in Favor.

433
434 N. Faiman asked for any public input.

435
436 F. Fullam asked about the use of "etc" and if it leaves things too open. J. Eckstrom said it is
437 under the description of the events. N. Faiman said that in the public notice it was listed at Tea
438 Events. J. Eckstrom said that in the application there were more events list. N. Faiman said that
439 there is a fancy legal language for category that is listed in part. The word etc here conveys the
440 same idea, the continuation of the category. J. Eckstrom says we could use similar or such as. N.
441 Faiman said we are already using "such as" and this doesn't limit it to just the listed events. Etc
442 will be dropped.

443
444 C. Keller had a question about "no changes to the appearance" and will this be specific to the
445 events so they couldn't repaint their house? She suggested putting a qualifying statement at the
446 beginning rather than contained in each restriction.

447
448 N. Faiman adjusted the wording of the Variance to reflect that there will be nothing visible from
449 the Special Events other than parking. They discussed the limits to visibility. Is it necessary to
450 restrict this? There are lovely views and trails on the property.

451
452 R. Keller said it sounds like you want to restrict the events so they aren't in the yard under tents
453 and you can't see people wandering around.

454
455 The Board continued to discuss the outside use of the property by guests. While they may not be
456 visible, there will be many more people on the property and in the neighborhood. Limitations of
457 food and beverage services and any speakers will be inside the house. People may choose to
458 wander.

459
460 P. Levesque MOVED to grant the requested Variance to allow the use of the house on C -79 for
461 events as described in the detailed description below and which incorporated the motion by
462 reference. J. Eckstrom SECONDED.

463
464 Details: CONDITIONS OF APPROVAL:

465 Description of the Proposed Use: Events such as High Tea, Vintage Fashion Show Tea, and
466 bridal and baby showers.

467 Hours and frequency: Events will take place between 11:00 a.m. and 8:00 p.m., Thursday
468 through Monday. No more than ten events, with a combined duration of no more than 30
469 hours, will occur in any Thursday-to-Monday period.

470 Attendance: No more than 35 guests may attend any event. Attendance is by reservation only.
471 Any guests in the Bed-and-Breakfast in the house will count against the attendance limit,
472 even if they do not participate in the event.

473 Location: The events will take place within and on the porches of the main house. Photo
474 opportunities, and elopement ceremonies of no more than six participants, may take place
475 on the grounds. Guests are free to enjoy the grounds.

476 Parking: No more than 17 parking spaces, located behind the house, as shown on the plan in the
477 case file. The parking area will be finished with crushed stone. Guest parking only in the
478 designated parking spaces. No parking on the street or in the front yard.

479 Alcohol: Wine and beer may be served to event guests, subject to applicable state regulations.
480 Alcohol may not be taken outside the house and porches. No alcohol may be brought onto
481 the premises by event guests. The owners will be responsible for enforcing these rules, up
482 to expelling violators or involving the police if necessary.

483 Music: A pianist, harpist, or similar acoustic musician, or electronic equivalent (small portable
484 music player) is allowed. No amplified music allowed.

485 Trash: Trash is handled by a weekly pick-up service. No dumpster.

486 Signage: One sign is allowed, subject to the requirements of the Wilton Sign Ordinance
487 pertaining to the General Residence and Agricultural District.

488 Sanitary facilities: Bathrooms meeting applicable codes are to be provided in the house. Portable
489 toilets are not allowed.

490 Employees: No more than two non-family employees, including contractors, are allowed on the
491 property.

492
493 Note: strike lot C-83 and keep the variance to Lot C-79. A vote yes is to approve the variance. If
494 the Variance fails, then we have to vote to deny. We must vote to do one or the other.

495
496 J. Stone ... yes

497 J. Eckstrom ... yes

498 N. Faiman ... yes

499 P. Levesque ... yes

500 P. Howd ... yes. Motion carries.

501
502 N. Faiman reviewed the rehearing and appeal process.

503
504 OTHER BUSINESS

505 The Board discussed their plans to complete the language of the decision.
506
507 A question about Zoning Maps and how other towns use them.
508
509 ADJOURN
510 J. Eckstrom MOVED to Adjourn at 11:40 PM. P. Levesque SECONDED. All in Favor.
511
512 Respectfully Submitted by Michele Decoteau, Land Use Administrator
513
514 Approved on XXXXX