

Board of Adjustment
November 27, 2012
Meeting Minutes

Board Members: Bob Stetson, Carol Clauss, Peter Grant, Brenda Tilberg, Ted Desmond, Paul Jackman,

Public: Naomi Drummond, George Landis, Susan Small, Jill Mackler, John Pandiani, Steve Koloncynski, Maria Peabody, Slim Pickens, Andrew Jackson, John Moyers.

Kevin called the meeting to order at 7:36pm

Appeal of zoning permit #12-84, George Landis (parcel #060245), requesting a conditional use permit to start a guided tour / rental car company at current location of bed and breakfast.

Kevin swore in George Landis.

George wanted to expand current bed and breakfast permit (issued in 2006) to add a tour / rental car company. This company would offer guided convertible car tours from May through October between the hours of 10am and 9:30pm. The car touring would be an opportunity for guests of the bed and breakfast as well as other wanting the experience they had to offer. Cars would be available for group tours in multiple cars being led by tour guides or for guests to use wanting to tour on their own. They also wanted to have the cars available to the public looking to rent a vehicle. There would be three different tours available lasting about 3-6 hours each. George was requesting permission for a total of 10 cars, but they would start with 3 and add more cars as necessary. The Bed and Breakfast permit allowed for a total of 70 cars on the lot and this would not change. He said for now there would be 11 vehicles at a time, (2) owners, (3) guest, (3) tour participants, (3) tour cars. George explained that during the winter cars will be stored in large barn currently located on property. He also explained that any maintenance that was needed for any of the vehicles would be done through Thad's Automotive, they would only be washing and cleaning the cars on site. Peter asked if busses could be used instead of cars. George stated the draw for the client is the experience of participating in the tour in their own convertible. George would offer up to two tours per day, each day of the week. George stated that the 3 revenue generators will be renting the cars for GPS guided tours, owner guided tours and rentals to the general public. Bob asked about retail, George stated there would be a small amount of retail of things with the B&B or tour companies logo on them. Bob stated souvenirs should be included in the price of the tour. Susan Small mentioned that any overflow of guests that wanted to experience the tour but couldn't stay at the B&B would be directed to other local B&Bs. George stated the only change to signage will be replacing current vacancy sign with an auto rental sign. George stated that there would be no additional employees initially and that this would be considered an add on to the B&B.

Jill Mackler, John Pandiani, Naomi Drummand all neighbors of the property like the idea and thought it would be a nice addition to B&B.

Andy Jackson stated he did not think that it was a retail establishment, it's too small and not open to the public.

John Moyers stated it was in keeping with the new town plan

Brenda mentioned limiting retail to only customers of the B&B. Susan asked what definition of retail was, Kevin read definition from zoning by-laws. Kevin voiced concern about renting cars to general public. Peter asked if rental to general public could be limited.

Kevin made a motion to go into deliberative session regarding the conditional use permit application of George Landis to start a guided / rental car company at current bed and breakfast, seconded by Carol, (4-2, Tilberg and Stetson opposed)

Kevin made a motion that application #12-84 be approved given the following conditions:

- 6 cars are available to clients.
- Hours of operation will be 9am-9pm, May through October.
- Maintenance will be done offsite.
- Non-tour rentals limited to 10 vehicles per month.

Seconded by Carol, all were in favor (6-0)

Kevin made a motion to deny the request of Folinos to reconsider the ZBAs previous ruling on permit 12-42. The ruling was based on the fact the board should see all evidence at original meeting and based on the structure not being a farm structure. Seconded by Paul, all were in favor (4-0, Bob and Ted abstained because they were not present at that meeting).

Kevin made a motion to approve meeting minutes from September 25, 2012, seconded by Carol. Paul made a motion to approve minutes as amended, Seconded by Kevin. The board approved the minutes from September 25, 2012 (4-0 Stetson and Jackman abstained as they were not present at the meeting).

Kevin made a motion to approve minutes from November 13, 2012 application 12-81, seconded by Bob. Paul made a motion to approve minutes as amended, seconded by Brenda. The board approved the minutes from November 13, 2012 application 12-81, all were in favor (6-0).

Kevin made a motion to approve minutes from November 13, 2012 appeal of application 10-84, seconded by Carol. Brenda made a motion to approve minutes as amended, seconded by Kevin. The board approved the minutes from November 13, 2012 appeal of application 10-84, 5-0 (Stetson recused as he issued original permit).