

**Public Hearing
Monday, September 14, 2009**

MINUTES

Members Present: Robert Falconer, James Conway, Elaine Urban, Mary Elizabeth Peck

Members Absent: Gary Coburn

Alternates Present: William Weed, Stewart Kellerman

Others Present: Barbara Henry, John Friedman, Michelle & Timothy Stuart, David Beglan, Dennis McDonald

Staff Present: Karen Eddy

Call to Order: Chairman Falconer called the meeting to order at 7:31 p.m.

Seating of Members: Chairman Falconer seated members Falconer, Conway, Peck, Urban and Kellerman for Coburn

Application by Timothy & Michelle Stuart for a Special Permit to operate a Bed and Breakfast at 160 Baker Road in Roxbury's Commercial District:

Legal Notice: Chairman Falconer read the legal notice that appeared in Voices on September 2 and September 9, 2009.

Chairman Falconer noted that certified mail receipts had been submitted as proof of notice to neighbors.

Chairman Falconer asked for public comments.

Mrs. Stuart reviewed the hours of check-in and out and signage. She noted that additional parking would be added toward the front of the house. Mrs. Stuart indicated that Mary Barton had reviewed and approved the proposed site plan.

Mrs. Stuart noted that the picnic tables shown on the plan would no longer be needed as the building for the food stand has been moved back. She noted the parking area for the B&B would be near the well. As there are only two bedrooms, she expects no more than two cars would be parked at a time.

Mrs. Urban asked why the parking area was moved. Mrs. Stuart felt that it would avoid confusion about parking for the B & B and would be closer to the entrance of the house. The Greenhouse and Burger Station parking would be a separate area. Mrs. Urban expressed concern about three separate parking areas for safety reasons and for visibility of cars out front. She would prefer to see one parking area for the entire site. Mrs. Stuart noted that with check-in from 4 PM to 11 PM, the cars would not really be seen and it would be a very small area.

Mr. Conway felt that the parking plan would not be a problem. He did not expect cars would be there every night and some of the time there would be no cars.

Mrs. Urban expressed concern about tractor-trailers being parking there. Mrs. Stuart noted that there would not been room for large vehicles in the B & B parking area.

Mrs. Peck and Mr. Kellerman did not see a problem with the proposed parking.

Mr. Conway confirmed that the plan was to have one sign for the garden shop and burger station. Mrs. Stuart noted there would be a small, lit sign on the front gate for the B & B and a small, lit sign for the B & B parking area, which would be turned off at 11 PM. Proposed lighting of the signs would be from the ground up. Mrs. Henry asked if the signs could be lit from the top instead of from the ground. Mr. Stuart agreed that the signs would be lit from above.

Mr. Kellerman reminded that the special permit must be reviewed after two years. If there were a problem with the parking, it could be revisited at that time.

In response to Mrs. Urban's concern, Mrs. Stuart noted that a fence and bushes would screen the parking area for the B&B.

Mr. Stuart noted that after the plan is approved, a revised site plan would be prepared showing everything.

MOTION: To close the public hearing at 7:47 PM by James Conway. Seconded by Stewart Kellerman. Motion carried unanimously.

Respectfully submitted,

Karen Eddy
Land Use Administrator

Cc: B. Henry, P. Hurlbut, R. Munson, R. Dirienzo, G. Steinman, G. McTaggart

These minutes are not considered official until approved by the Roxbury Zoning Commission.