

PRESENT: Vadney, Chairman; Sorell, Vice-Chairman; Bayard, Secretary; Flanders, Selectmen's Rep.; Kahn; Dever, III; Lapham, Alternate; Edney, Code Enforcement Officer; Harvey, Clerk

Flanders moved, Dever seconded, MR. CHAIRMAN, I MOVE WE APPROVE THE MINUTES OF MAY 26, 2009, AS PRESENTED. Voted unanimously.

APPLICATION SUBMISSIONS

1. **SALEEM & MEREDITH KHAN** – Proposed Home Occupation Site Plan to construct a Jewelry Studio (670 sq. ft.) attached to a proposed single-family dwelling (2,690 sq. ft.), Tax Map S22, Lot 2A, located on Pease Road in the Forestry/Rural District.

The applicant proposes to develop an undeveloped site to include a single-family residence and attached home occupation consisting of a Jewelry Studio. The application, plans and abutter list are on file. Fees have been paid. I recommend the application be accepted as complete for the purpose of proceeding to public hearing this evening.

Sorell moved, Dever seconded, MR. CHAIRMAN I MOVE WE ACCEPT THE APPLICATION OF SALEEM & MEREDITH KHAN FOR A PROPOSED HOME OCCUPATION. Voted unanimously.

PUBLIC HEARINGS

Saleem Khan – We are looking to have a home occupation, a small jewelry studio where people can come and see what we have to purchase, trade and that type of thing. It's not a big operation, it's just a hobby which we would like to expand into a small home occupation. Vadney – This property is located on the east side of Pease just before Beech Hill Road. Sorell – Are you going to have students there, is that part of it? Khan – We may have classes at some point where people can come, but its certainly not an accredited type of establishment, but we may have people come in the future who can learn how to craft and do things like that. Vadney – It will be retail sales. Khan – It will be, but the items we'll offer within the store are going to be handmade, unique, one of a kind type pieces in there. We won't have drawers full of stuff that's been stamped out of a machine. They will be totally handcrafted one of a kind type pieces. Meredith – Also, we'll be making a lot of the items and if people need to have it repaired, we'll be helping them with the repairs. Lapham – If you do hold classes, will you be using the bathroom of your house? Saleem – I would imagine so at that point. Edney - I asked the applicant to indicate on the plan the location of the sign which will be positioned at the end of the driveway that is existing. They have spoken to DOT, Division 3, with the thought that perhaps the driveway could be relocated and positioned on the piece of property they are considering purchasing and it seems the response out of DOT, Division 3, is that they don't have the sight distance so

the location depicted on the Plyler plan ultimately will be that location. It's pretty much in the center of Plyler's According to the applicant that's already been crafted in deed language. We also have a note from Mr. Plyler regarding his approval of the sign and its location which should be included in the easement. Vadney – It's unclear to me whether this is requiring a subdivision or if it's that already subdivided? Edney – This is an existing subdivision from a few years ago. Dever – They basically have the easement drafted for the driveway and its pretty much all set. Edney – In addition, Mr. Chairman, we're recommending that the final plans reference the Home Occupation criteria of Article III, Section F, items 1, 3, 4, 5, 6, 8 and 11 just to denote and monument the fact that those issues are fairly strict criteria. The sign is 6 sq. ft. in size. Bayard – There are 2 lots here, the sign would be on Plyler's lot? Edney – That's correct. They have a written note from Mr. Plyler acknowledging the sign would be on his property and giving them permission to do so. Flanders – I don't see any parking spaces designated. There are 4 spaces dedicated for parking. We really don't expect a lot of people at any given time. Vadney – Do you have any idea of the hours of operation? Saleem – Typically, probably 10:00 a.m. to 6:00, 6 days per week and 7:00 p.m. perhaps one night per week. There will not be any more activity there than Alexander's Lamp Shop up the street. They have their driveway permit for this existing driveway. Vadney – DOT probably doesn't want to do the new one. Edney – They prefer not because they have issues with sight distance. Vadney – As a general rule, the Board is pretty supportive of home businesses. As long as it's not a nuisance to the neighbors, we do our best to support it. Saleem – We want to keep the integrity and character of the road so we are mindful of that.

Dever moved, Sorell seconded, MR. CHAIRMAN, I MOVE IN THE CASE OF SALEEM AND MEREDITH KHAN FOR A PROPOSED HOME OCCUPATION TO ESTABLISH A JEWELRY STUDIO, TAX MAP S22, LOT 2A, LOCATED ON PEASE ROAD IN THE FORESTRY/RURAL DISTRICT, THAT WE APPROVE THE HOME OCCUPATION WITH THE FOLLOWING CONDITIONS:

- (1) A NOTE SHOULD BE ADDED TO THE FINAL PLANS REFERENCING HOME OCCUPATION CRITERIA, ARTICLE III, SECTION F., 1, 3, 4, 5, 6, 8 AND 11.
- (2) THE BOARD IS COMFORTABLE WITH 4 PARKING SPACES AS PROPOSED.
- (3) THE SIGN SIZE AND LOCATION SHALL BE NOTED ON THE FINAL PLANS; AND
- (4) SUBJECT TO THE RIGHT TO REVIEW AND AMEND ANY APPROVAL.

Voted 7-0 in favor of the motion.

Respectfully submitted,

Mary Lee Harvey
Adm. Asst., Community Dev.

The minutes were reviewed and approved at a regular meeting of the Planning Board held on

William Bayard, Secretary