

**TOWN DEVELOPMENT REVIEW  
DRAFT MINUTES  
May 26, 2015**

**Members Present:** Don Bourdon, Charlie Wilson, Fred Hunt  
**Members Absent:** Ingrid Moulton Nichols, Laurance Lombard  
**Others Present:** Mara Mehlman, Jevgenija Saromova, Leanne Tapley, Alonzo Tapley, David Hook, Michael Brands

**I. CALL TO ORDER**

Chair Bourdon called the meeting to order at 7:30 p.m.

**II. APPROVAL OF MINUTES**

The February 24, 2015 minutes were approved as submitted.

**III. PUBLIC HEARINGS**

**A. Old Business: None**

**B. New Business:**

**1. T-4565-15 Mara Mehlman**

Application is for Conditional Use Approval to extend dining hours to 6:00 am to 11:00 pm and to extend outdoor dining from 6:00 am to 11:00 pm. The property is located on 2709 West Woodstock Road and is zoned Business Service/ Light Industrial.

Ms. Mehlman presented the application.

The TDRB reviewed the Conditional Use form and a site plan of the property.

The applicant purchased the inn on April 30, 2014. The 65 seat restaurant was reopened on September 29, 2014.

The owner wishes to extend serving hours to 6:00 am to 11:00 pm. The former hours were 11:00 am to 10:00 pm.

The hours would be for both interior and exterior service.

Exterior service is within the pergola which was constructed in 2003. The pergola is located on the lawn behind the Inn and has 25 seats.

The permit to construct the pergola restricted serving from 5:30 pm to 10:00 pm. The permit allows 6 outdoor events with up to 100 guests per event.

The owner wishes to have the ability to serve all three meals: breakfast, lunch and dinner outside.

The Inn is also a 6 room bed and breakfast. Allowing the option to serve breakfast outside would be beneficial to her business.

The total number of clients being served both interior and exterior would not exceed the restaurant's limit of 65.

There would be no increase in garbage, deliveries or parking.

The owner essentially desires the ability to have extended hours, but would not always utilize the extra hours.

The TDRB reviewed the Conditional Use Criteria.

Testimony was voted close.

## **2. T-4566-15 Alonzo & Leanne Tapley**

Application is for Conditional Use Approval to establish a massage therapy studio as a home occupation. The property is located at 252 Shurtleff Lane and is zoned Residential One Acre.

Ms. Tapley presented the application.

The TDRB reviewed the floor plan and site plan.

Ms. Tapley is a massage therapist. She has worked in Woodstock for the past 10 years. She recently purchased a home. She has young children and would like to work out of the home.

The home has a den that would be converted to a massage therapy studio.

The number of clients would be 20 per week.

Hours of operation would be from 9:00 am to 6:00 pm four days a week.

The home has a two car garage and there are two to three parking spaces in the driveway.

There would be only one client on site at a time.

The Board reviewed Section 517 Home Occupation with the applicant.

There would be no change of character to the neighborhood. There is just one employee, the owner. Less than 50% of the living space would be used for the business. Clients arrive by appointment only.

The owner may ask for a sign at a later date, as it can be issued administratively. A two square foot sign is permitted for home occupations.

Mr. Hook, an abutter, asked about parking and hours of operation. He also requested a copy of the notice of decision.

Testimony was voted close.

## **V. OTHER BUSINESS**

### **A. Administrative Officer's Report**

The report was given and discussed.

## **VI. DELIBERATIONS**

### **A. T-4565-15 Mara Mehlman**

*After discussion, the following findings of fact were established:*

1. The TDRB reviewed the Conditional Use form and a site plan of the property.
2. The applicant purchased the inn on April 30, 2014, the 65 seat restaurant was reopened on September 29, 2014.
3. The owner wishes to extend serving hours to 6:00 am to 11:00 pm. The former hours were 11:00 am to 10:00 pm.
4. The hours would be for both interior and exterior service.
5. Exterior service is within the pergola which was constructed in 2003. The pergola is located on the lawn behind the inn and has 25 seats.
6. The permit restricts serving within the pergola to 5:30 pm to 10:00 pm.
7. The owner wishes to have the ability to serve all three meals: breakfast, lunch and dinner outside.
8. The Inn is also a 6 room bed and breakfast. Allowing the option to serve breakfast outside would be beneficial to her guests.
9. The total number of clients being served both interior and exterior would not exceed the restaurant's limit of 65.
10. There would be no increase in garbage, deliveries or parking.
11. The owner essentially desires the ability to have extended hours, but would not always utilize the extra hours.
12. The TDRB reviewed the Conditional Use Criteria.

**After discussion, Mr. Hunt moved with a second by Mr. Wilson to approve the application as presented.**

**The motion passed with a 3-0 vote.**

**B. T-4566-15 Alonzo & Leanne Tapley**

**After discussion, the following findings of fact were established:**

1. The TDRB reviewed the floor plan and site plan.
2. The applicant is a massage therapist. She has worked in Woodstock for the past 10 years. She recently purchased a home. She has young children and would like to work out of the home.
3. The home has a den that would be converted to a massage therapy studio.
4. The number of clients would be 20 per week.
5. Hours of operation would be from 9:00 am to 6:00 pm four days a week.
6. The home has a two car garage and there are two to three parking spaces in the driveway. There would be only one client on site at a time.
7. The Board reviewed Section 517 Home Occupation with the applicant.
8. There would be no change of character to the neighborhood. There is just one employee, the owner. Less than 50% of the living space would be used for the business. Clients arrive by appointment only.

**After further discussion, Mr. Wilson moved with a second by Mr. Hunt to approve the application as presented.**

**The motion passed with a 3-0 vote.**

**VII. NEXT MEETING**

The next meeting is scheduled for June 23, 2015. Chair Bourdon will not be present.

**VIII. ADJOURNMENT**

The meeting adjourned at 8:30 p.m.

Respectfully submitted,

Michael E. Brands, AICP  
Town Planner