

**TOWN OF EPSOM
PLANNING BOARD MEETING**
Epsom Central School, 282 Black Hall Road, Epsom, N.H.
December 27, 2023, 6:30 PM

PRESENT

Bob McKechnie, Vice Chair
Cheryl Gilpatrick, Board of Selectmen Representative
Betsy Bosiak, Member
David Goulet, Member
Sean Heichlinger, Member

ALSO PRESENT

Jennifer Riel, Recording Secretary
Laura Spector-Morgan, Esq., Town Counsel
Mike Keeler, resident
Karen Keeler, resident
Meadow Wysocki, resident
Rob Topik, resident
Geraldine Paquette, resident
Donald Paquette, resident
Jason Johnson, resident/Zoning Board of Adjustment Member
Lisa Thorne, resident/Zoning Board of Adjustment Member
Kwausik Yaun, resident
Patricia Rhodes, resident
Steven Rhodes, resident
Frank Rhoades, resident
Bill Acheson, resident
Rita Arlotta, resident
Anne Mulligan, resident
Chris Jaques, resident
John Tucker, resident
Priscilla Morissette, resident
Patricia Leroux, resident
Roger Leroux, resident
Ronald Connors, resident
Dave Makseyn, resident

CALL TO ORDER

Vice Chair McKechnie called the meeting to order at 6:45 PM.

AGENDA REVIEW

Vice Chair McKechnie moved Approval of Minutes to the end of the meeting. Ms. Gilpatrick added discussion for workforce housing.

MOTION: To accept the agenda as amended. Motion by Ms. Gilpatrick. Mr. Goulet seconded the motion. Motion passed, 5-0-0.

Review Site Plan Application, Michael Keeler R1-30-9 22 Spring Street

The Board reviewed the application for completeness. Ms. Gilpatrick confirmed the application was signed by Ms. Keeler. Vice Chair McKechnie asked Mr. Keeler if he is a Trustee for the trust. Mr. Keeler confirmed he is.

MOTION: To accept the application as complete. Motion by Ms. Gilpatrick. Second by Mr. Goulet. Motion passed 5-0-0.

Vice Chair McKechnie stated the public hearing will be scheduled for January 10, 2024.

Schedule Citizen Petitions

Vice Chair McKechnie stated ten petitions were received and the public hearing for those will be held on January 10, 2024. Ms. Gilpatrick stated copies of the petitions are available at the Town Offices.

Vice Chair McKechnie confirmed the Supervisors of the Checklist have reviewed the petitions. Ms. Bosiak, a member of the Supervisors of the Checklist, stated on the one presented by Mr. Keeler, there were four people on the list that are not registered as voters which made the required minimum total of twenty-five; all the other petitions have only twenty-eight registered voters of the thirty-one signatures submitted. Vice Chair McKechnie noted the citizen petitions for warrant articles are only for discussion and no changes can be made by the Board or the petitioners, per RSA 675:4.

PUBLIC HEARING- 7:00 PM

• Proposed Zoning Changes 2024

Vice Chair McKechnie opened the public hearing for the proposed changes to three Articles in the Town's Zoning Ordinance at 7:00 PM. He outlined the format to be followed for the public hearing.

Ms. Gilpatrick read the public hearing notice into the record:

Notice is hereby given that the Epsom Planning Board will hold a public hearing on Wednesday, December 27, 2023, at 7:00 PM at Epsom Central School Cafeteria, located at 282 Black Hall Road, Epsom NH 03234. The intent of the public hearing is to take public comment regarding the following:

- 1) Amending Article III, Section K, Home Occupations to better define and outline home occupations/business.*
- 2) Amending Article III, U, Short Term Rentals to better outline the process by which an application would be made and any additional clarification needed for the requirements noted within;*
- 3) Re-adopt Article XI, Growth Management, with amendments.*

This is the first public hearing for these proposed amendments and the purpose and change (if applicable) of each Amendment will be outlined at the hearing. The full text of the Proposed Amended Zoning Ordinance will be available on the Town of Epsom website and will be available for review at the Board of Selectmen's Office. Please note additional zoning amendments may be heard at a future date.

It was clarified that the wording for the warrant articles has not yet been finalized. Copies of the proposed amendments were distributed for review by the public.

Vice Chair McKechnie explained the reasoning for the proposed changes to the zoning ordinances for home occupations. He stated research was done regarding the regulations used by surrounding municipalities; he stated the main change is the distinction between minor and major home occupations. *See Attachment #1.*

Ms. Gilpatrick stated the proposed changes were reviewed by Town Counsel and edits were recommended; these have been included in the draft presented.

Mr. Goulet questioned if they need to have the minor/major distinctions and stated he believes too much power is being put on the Zoning Compliance Officer.

Vice Chair McKechnie suggested the word "business" be removed in K.2 and changed to home occupation, for consistency throughout the ordinance; the same change for K.8. The Board agreed. Business would not be replaced in the first paragraph after K.

Vice Chair McKechnie opened the hearing to take input from the public.

Jason Johnson, resident and member of the Zoning Board of Adjustment, asked if all thirteen of the criteria is what the Planning Board wants the ZBA to consider or do specific criteria need to be considered. Ms. Spector-Morgan confirmed all criteria need to be considered by the ZBA when considering a Special Exception.

Rob Topik, resident, asked if textural changes will require an additional public hearing. Vice Chair McKechnie stated any changes, even a comma, will go to a second public hearing. Ms. Spector-Morgan stated the purpose of public input at this hearing is so the Board can consider the input and make changes if need be; there is not time to make changes at a second public hearing as it is only three days prior to being placed on the ballot.

Bill Acheson, resident, asked who decides what is major or minor. Vice Chair McKechnie stated the Zoning Compliance Officer will review an application and go through the criteria to make the determination. Mr. Acheson asked if any business can be allowed as there is now no specific definitions listed. Ms. Gilpatrick stated the original ordinance was written in 1969; in recent years the ordinances were updated but the definitions were not updated, and it restricted the definitions to occupations common in 1969. She stated there are hundreds, if not thousands, of types of home occupations and their intent is that there would not be restrictions from occupations that can be done at home.

Ms. Spector-Morgan confirmed it is the ZCO who will determine whether a home occupation is major or minor; the decision can be appealed to the Zoning Board of Adjustment. She stated the determinations are made based on the impact the occupation will have on the neighborhood. Ms. Spector-Morgan stated they can't give specific items, but the wording has to be such that anything specified is an example, and "such as".

Mike Keeler, resident, noted there are major changes to the preamble and noted the protections for the residential/agricultural zones have been removed and it's no longer protected from non-commercial. He stated ten gun dealers in a neighborhood would certainly change the character of a neighborhood; he stated that by removing the definition, it removes the protections. Mr. Keeler asked Ms. Spector-Morgan if there is anything in the ordinance which allows the Board to change his application. Ms. Spector-Morgan confirmed no one on the Board can change his application. Mr. Keeler stated he has a problem with someone in his neighborhood never having had a public hearing for being a gun dealer.

Ms. Spector-Morgan stated the Rhodes case was reviewed as a home occupation. Per RSA 159:26, towns may not regulate firearms, and it preempts the town from regulating anything related to the sale of firearms. She stated towns can regulate home occupations however the item, as long as it is legal, all have to meet the same standards. She stated guns cannot be separated out from other items; she stated as long as the home occupation meets all other criteria, they can't discuss the guns. Ms. Spector-Morgan stated a home occupation application is reviewed based on the details provided on the application; she stated Mr. Keeler would be permitted to do what is allowed by the Town. She clarified a home occupation is approved only on the specific details provided on the application. She reiterated that towns cannot regulate anything that has to do with the sale of guns; the details of a proposed home occupation are specified on the application. Mr. Keeler stated what is being proposed is less restrictive than the current ordinance and definition; he stated it is taking the protections from the zone to just the home and believes its wrong.

Rita Arlotta, resident, asked who determines the public safety of a home occupation. Ms. Gilpatrick stated the Zoning Compliance Officer has a list of boards and departments which must be consulted for applications. Ms. Spector-Morgan clarified public safety is not a specific criterion for this section.

Rob Topik, resident, asked of the hundreds of businesses in town, have any given the Zoning Compliance Officer problems? He stated if there were problems, the ZCO would have relayed those problems to the Board or the Board of Selectmen; he stated if there were no problems, then the current ordinance has served the town well. Mr. Topik stated the current ordinance is flexible and allows for recognized professions and believes it is satisfactory; he stated the proposed changes leave a lot to the Zoning Compliance Officer. He stated if questions arise, there is case law for reference; he stated the purpose of the ordinance is to separate business from residential.

Steven Rhoades, resident, asked if others intent is to ignore State law, and stated the RSA is clear and should be followed.

Frank Rhoades, resident, asked if there is any assurance for UPS and Fedex deliveries to ensure signatures are obtained for firearms and alcohol. It was clarified that certain items are required by law, to have signatures for delivery.

Mr. Topik stated in regard to RSA 159:26, it doesn't address location and the Federal Firearms License application refers to zoning of local municipalities to allow it.

Vice Chair McKechnie closed public input for the proposed Home Occupation changes at 7:57 PM.

Ms. Gilpatrick noted she would first like to address Mr. Keeler's concern regarding the questions to the first paragraph of the current ordinance. She asked Ms. Spector-Morgan about the Table of Uses and wants to confirm that Home Occupations are permitted in all zones and if there is anything that changes whether something needs a Special Exception. Ms. Spector-Morgan stated the Table of Uses will need to be updated to reflect the changes for minor and major home occupations. She stated if a proposed occupation exceeds what is allowed, a Special Exception will be needed. Ms. Gilpatrick stated an update of the Table of Uses would address Mr. Keeler's concern.

Mr. Goulet stated he hears a lot of public comment regarding protection of the zone and he is concerned the ZCO is approving minor applications and there is a lot of room for interpretation. Ms. Spector-Morgan stated aggrieved parties for a decision may appeal to the Zoning Board of Adjustment. Ms. Gilpatrick stated it is no different than the authority given to the ZCO than for the rest of the zoning ordinance. Ms. Bosiak stated she agrees with Mr. Goulet; she stated particularly with the minor, it will depend on who the ZCO is and there have been instances where the regulations are ignored. She suggested they require an inquiry/review by the Planning Board; she suggested it would create a check and balance system. Ms. Spector-Morgan stated a requirement for an inquiry is not a power given to a Planning Board by State law.

Vice Chair McKechnie asked Mr. Johnson to give input from the Zoning Board of Adjustment point of view. Mr. Johnson stated he believes the proposed changes are good; he stated it addresses occupations and changes which will take place inside a home, and it doesn't make any changes to the use of the land. He stated he believes the ZCO should handle these applications; it's a simple ruling as the criteria are clear; he stated there will be a lot of wasted time to have the ZBA look at minor applications.

Mr. Goulet asked if a decision is made relative to a minor application, will abutters be notified. Ms. Spector-Morgan stated it is a permitted use and abutters are not notified; major applications are reviewed by the ZCO, ZBA and Planning Board. She stated the idea is that no one would know if a minor home occupation is occurring because there won't be any impact to the neighborhood.

It was noted a second public hearing will be needed for Home Occupations as changes were made. Ms. Spector-Morgan stated she will review the changes and it will be available at the public hearing.

The Board took a five minute recess.

Vice Chair McKechnie reconvened the public hearing for the proposed changes to Short-Term Rentals Ordinance at 8:23 PM.

Vice Chair McKechnie explained the reasoning for the proposed changes to Short-Term Rentals. It was noted Town Counsel had multiple concerns. Ms. Gilpatrick summarized the changes and the questions from Town Counsel. She stated there was already a short-term rental ordinance, however further research was done and the Board realized changes were needed.

Ms. Bosiak suggested rewording the paragraph for what owners must do to operate a short-term rental. After review and discussion by the Board, additional edits were made. Mr. Goulet asked how they can ensure preexisting short-term rentals are in compliance with the ordinance. Ms. Gilpatrick stated Town Counsel advised that the Town cannot make preexisting rentals comply with the ordinance requirements. If a Special Exception is granted to a lot, it runs with the land. The Board reviewed and discussed the comments by Town Counsel. Ms. Bosiak questioned whether applications can be required when property changes hands. Ms. Gilpatrick suggested wording needs to be changed to address the desire by the Town to have updated applications with new ownership. Ms. Bosiak stated they want to be sure someone is able to check the updated information that is posted inside the rental. Ms. Gilpatrick will contact the Town Attorney to explain the intent and ask for clarification, and also send her the suggested changes. The Board discussed notifying any known preexisting short-term rentals. Vice Chair McKechnie opened the hearing to input from the public.

Mr. Johnson referred to Section 4.c.vi, asked if these will be Town laws or will these be suggestions; he asked if there is any enforcement ability for the Police Department. Ms. Gilpatrick stated it is her understanding that it's a suggestion. Mr. Johnson asked if it will be a criteria on which a ZCO decision can be appealed to the ZBA; he stated it will be difficult for the ZBA to rule on. Vice Chair McKechnie agreed. Ms. Gilpatrick stated this is only a list of things that need to be posted and doesn't see how the ZBA would be involved. She stated the notice would be provided with an approved application. Mr. Johnson suggested removing 4.c.vi.

Mr. Johnson asked in regard to 4.e, who determines if a property is a seasonal dwelling? The Board reviewed the Seasonal Dwelling ordinance. Mr. Johnson stated he is concerned seasonal dwelling standards are being applied to a short-term rental, which is a business, and the intent when purchasing a short-term rental is to operate all the time; he stated there needs to be clarification on who makes the seasonal dwelling designation. Mr. Topik stated pre-existing, non-conforming uses makes the distinction. It was agreed further consideration is needed for this section.

Ms. Paquette stated this gives permission for year-round renting, with a limit of seven months as seasonal is six months. She questioned how that could be monitored.

The Board reviewed and discussed edits for 4.e. to ensure it is consistent with the Seasonal Dwelling ordinance. After further discussion, it was agreed to strike 4.e.

Mr. Topik asked if there is any distinction in the application to be made between conforming and nonconforming, preexisting properties. Vice Chair McKechnie stated if anything is a preexisting, short-term rental they can't do much. Ms. Gilpatrick stated there is no distinction between conforming and nonconforming, other than the short-term rental must be on a Class V road or better.

Mr. Johnson suggested the application include an option for selecting seasonal or year-round use. The Board agreed.

Mr. Topik suggested if a house is seasonal, on a nonconforming lot, use would be during the summer and limited to six months. Ms. Gilpatrick read the seasonal distinctions regarding this.

Ms. Paquette explained the reasoning for the proposed occupancy limits outlined in Section 4.c.iv; she suggested a maximum number of nights should also be specified. Ms. Gilpatrick proposed edits to include the minimum and maximum number of nights for stays.

Ms. Paquette stated in regard to 4.f, under the age of 12 will be a problem as the number of people will exceed the limit. Ms. Gilpatrick suggested the Board be careful that they don't limit the families with kids. Mr. Heichlinger noted hotels and motels don't specify ages, only occupancy. He suggested discussing the occupancy rate with the Fire Department. The Board agreed.

Ms. Gilpatrick gave a summary of the Growth Management Ordinance. She stated Central New Hampshire Regional Planning Commission advised her that only 19 municipalities have this ordinance due to the complexity of updating the information. She stated once this ordinance is adopted, there has to be a plan in place by the Planning Board for implementation and she suggested they do not move forward with readopting and updating the ordinance until they have more time for research. She explained that the ordinance sunset was in 2021 and is expired. The Board agreed.

MOTION: To remove the proposal to update the Growth Management Ordinance. Motion by Ms. Bosiak. Second by Mr. Heichlinger. Motion passed 5-0-0.

Ms. Gilpatrick will check with Town Counsel whether action is needed to remove the ordinance.

Vice Chair McKechnie closed the public hearing at 9:50 PM.

OLD BUSINESS

- **Other zoning discussion – Workforce Housing**

Ms. Gilpatrick stated the Board still needs to review the proposed ordinance for Workforce Housing as discussed at the last meeting. Ms. Bosiak stated she worked with regional planning in the past and it was determined that enough requirements were met to cover workforce housing. Vice Chair McKechnie explained there were changes to State statute and there needs to be clear definitions.

NEW BUSINESS
Administrative Session

APPROVAL OF MINUTES

December 13, 2023 – Edits were made. **MOTION: To approve the minutes as amended.**
Motion by Ms. Bosiak. Second by Mr. Goulet. Motion passed 5-0-0.

NEXT MEETING

January 10, 2024, 6:30 PM – Location TBD.

Vice Chair McKechnie adjourned the meeting at 10:06 PM.

Respectfully Submitted,

Jennifer Riel

Jennifer Riel, Recording Secretary

APPROVED

ATTACHMENT #1

U. Short-Term Rentals (STR) Draft :

1. Purpose. The use of short-term rentals is regulated to preserve the traditional character of residential neighborhoods that can be negatively impacted by this type of use and to help preserve the quality and quantity of the housing stock for year-round residential use.

2. Definition. A dwelling unit, where transient lodging may be provided for compensation for short stays (no less than two (2) and no more than thirty (30) consecutive nights), and where the dwelling unit would normally be considered a residential living unit not associated with regulated commercial activities such as a hotel, motel, rooming/boarding/lodging house, or a bed/breakfast.

3. Application for Short-Term Rental (requires Special Exception): Applications are submitted to the Town of Epsom Select Board's Office and are required for all Short-Term Rentals. Short-term rental compliance will be inspected by the Epsom Zoning Compliance Officer (ZCO) within forty-five (45) days of a complete application submission. Short-term rentals are permitted in all zones by special exception as either primary or accessory use of the property. In addition to the special exception criteria found in Article VI.E.5; the following criteria must also be met.

Prior to approval for a Short-Term Rental (STR), the owner must:

- a. Complete a "SHORT-TERM RENTAL APPLICATION" and submit, along with appropriate fees, to the Town of Epsom, Select Board's Office. An updated application is also required to be submitted should the property change ownership.
- b. Arrange for a complete safety inspection by the Fire Department and submit the inspection report as part of the application. The inspection shall be limited to determining that the following minimum safety requirements are met:
 - i. Functional Smoke and CO detectors must be installed in areas defined by the State of NH's adopted version of the National Fire Protection Association codes and standards.
 - ii. Windows and doors functioning as the primary and secondary means of egress shall conform to the currently adopted Life Safety Code requirements for one (1) or two (2)-family dwellings.
 - iii. No basement space shall be used as a sleeping area unless there are properly sized egress windows and/or doors.
 - iv. A functional fire extinguisher shall be visibly installed in all kitchen areas.
 - v. Safety concerns reported by lodgers or abutters may require additional inspections(s) by the Fire Department.

4. General Requirements. The following shall apply to all short-term rentals:

- a. Parking. All short-term rentals shall provide a minimum of one parking space per bedroom plus one extra space. On-street overnight parking shall not be allowed.
- b. All dwellings must be on a Class V Road or better.

- c. The following information must be posted in the STR dwelling and shall be prominently posted in a common area visible to all renters and guests.
 - i. Emergency phone numbers for Fire and Police Departments.
 - ii. Name, address, and telephone number of a person within the state who is authorized to and responsible for addressing issues that arise at the property and who is authorized to accept service of process for any legal proceeding brought against the owner relating to the short-term rental. This information must be updated should any change occur in this information, posted in the dwelling, and provided to the Town of Epsom, Select Board's Office.
 - iii. Parking rules, including what is outlined in 4.a.
 - iv. Occupancy limits. This information must also be posted on the booking website, if applicable.
 - v. A copy of the safety inspection report completed by the Fire Department.
 - vi. A notice, provided by the Town, which indicates Epsom is a residential town and that respectful behavior by the renters is expected, including complying with all rules established by the Town and the owner.
- d. Septic System.
 - i. Must provide documentation to the Town from a Septic System Evaluator licensed by the State of New Hampshire indicating a working septic system exists and is suitable for the occupancy of the dwelling.
 - ii. All owners of short-term rentals shall submit documentation to the Zoning Compliance Officer with the biennial application that the septic tank has been pumped annually.
- e. If the property is determined to be a seasonal dwelling it may only be available for rental for no more than seven (7) months of the year.
- f. The maximum occupancy of the short-term rental shall be two people per bedroom.
- g. All owners of short-term rentals shall provide a place for renters to deposit their trash and shall arrange for trash to be removed from the property at least weekly. Owners shall further assure that all properties are maintained and kept clean of debris.

5. Pre-Existing Short-Term Rentals:

- a. For a dwelling to be considered a pre-existing short-term rental the owner must provide short-term rental documentation prior to April 1, 2023, such as evidence of payment of State Meals & Rooms Tax or a filing of Form CD-100 (Meals and Rentals Request to Update or Change License) to the State of New Hampshire, Department of Revenue Administration, in order to continue to operate without the need for a Special Exception Application.
- b. All pre-existing dwellings must comply with the requirements listed in Sections 3 and 4.

ATTACHMENT #2

[Proposed changes to Epsom's Zoning Regulations, part K. Home Occupations. These are modeled on Pembroke's regulations. Replace all. Alternate format. D. McGuire 23-12-13, DM update per PB discussion 23-12-19]

*In Article II, section C Table of Uses, 36. Home Occupations, add an asterisk that ***Major Home Occupations require a Special Exception.
Replace Article II, section K, Home Occupations with the following:*

K. Home Occupations

The purpose of this section is to permit the accessory use of a residence for business purposes which are clearly incidental to the principal residential use of the property. Two forms of permit are provided.

Minor Home Occupations do not change the residential character or function of the property to the extent that the property would be distinguishable from other residential properties. Minor Home Occupations can be permitted by application to the Zoning Compliance Officer. Major Home Occupations do not significantly change the residential character or function of the property. A Major Home Occupation is permitted by Special Exception only from the Zoning Board of Adjustment and Site Plan approved by the Planning Board.

Any Home Occupation use shall be subject to the following conditions:

1. The principal work of the Home Occupation may be performed on or off premise.
2. The business shall be owned and carried on principally by the permanent resident(s). Minor Home Occupations shall not employ any nonresidents on the premises. Major Home Occupations may have one nonresident employee.
3. The Home Occupation will not change the external residential character of the dwelling or require significant external alterations to the structure.
4. A Minor Home Occupation shall have no outside storage of goods or wares of any kind. A Major Home Occupation must screen any outside storage of goods or wares from the road and from abutters.
5. Vehicle visitation to the premises in conjunction with Home Occupation by customers, vendors, solicitors or commercial deliveries shall not exceed 5 round trips per day for Minor Home Occupations and 15 round trips per day for Major Home Occupations.
6. A Minor Home Occupation shall be conducted in such a manner that the premises are indistinguishable from other residences in the neighborhood. All Home Occupations shall not create any noise, dust, vibration, odor, smoke, glare, electrical interference, fire hazard or nuisance to any greater or more frequent extent than that usually experienced in a residential dwelling.

7. The Home Occupation shall only employ accessory structures that are common in residential neighborhoods.

8. There shall be no advertising on the premises other than at most one sign displaying the identification of an on premise Home Occupation. It shall consist of a single non-illuminated sign which shall not exceed two square feet in area and which may only identify the business name, the occupant's name, the street address and/or a web or email address. All address information shall be no larger than four inches in height.

9. A Minor Home Occupation shall have no more than one commercial vehicle used in the business which is stored, parked or otherwise situated on the premises. Major Home Occupations may have two such commercial vehicles.

10. Major Home Occupations are not allowed in duplexes or multi-family dwellings. They require a Special Exception by the Zoning Board of Adjustment and Site Plan, including an acceptable off-road parking plan, approved by the Planning Board.

11. Home Occupation approvals are not transferable. They are issued for a specific Home Occupation on a specific site and may not be transferred to a different Home Occupation on the same site or to a Home Occupation on a different site.

12. Prior to the operation of any Home Occupation, a Certificate of Occupancy must be obtained from the Zoning Compliance Officer. Any change or expansion of a Home Occupation use requires a new Certificate of Occupancy. The Certificate of Occupancy for a Home Occupation may be revoked by the Zoning Compliance Officer after notice and due process for violation of any of the provisions of this chapter or any conditions of approval. Appeals of any such revocation shall be made to the Zoning Board of Adjustment.

All pre-existing home occupations which:

1. commenced operation legally and in conformity with all local and state regulations, and
2. have been in continuous operation since the lawful commencement of the use and up to the effective date of this Ordinance, and
3. have not substantially changed or enlarged the operation since the commencement of the use,

shall be exempt from the new restrictions of this Ordinance, including that of a permit requirement and shall be governed by the 1995 Ordinance unless:

1. the business or occupation ceases to be in continuous operation for any one-year period, or
2. the business or occupation has substantially changed or enlarged, or
3. the business or occupation is engaged in conduct which is hazardous to public health and safety or has become a nuisance.

At which time all restrictions of this Ordinance shall become applicable.

**Summary of differences
between Minor and Major
Home Occupations Item**

	Minor	Major
Residential character	Indistinguishable from others	Insignificant changes
Non-resident employees	None	One
Outside storage	None	Screened from road, abutters
Daily vehicle visits	5 round trips	15 round trips
Commercial vehicles	One	Two
In multi-family homes	Yes	No
Approval(s)	Zoning Compliance Officer	ZBA, PB, ZCO

APPROVED