

Minutes from Site Review, 60 Glidden St., 10/4/16

Attending from WPB: Seth Hall, Barbara Boardman, Sara Hotchkiss, Ted Wooster, Joyce Dupuis, Scot Simpson, Susan Alexander, Emily Rheinolt

Other attendees: Dan Goldenson - property owner; Laura Van Buren, Laticia Van Buren, Liz Petruska, Nancy ?, and X...

Seth Hall reviews site visit rules: no action items were to be discussed, we were to have a simple review of the site and its conditions, and all are invited to ask questions.

Mr. Goldenson led by walking the site and explaining how he purchased the adjoining site, and made the property handicap accessible, improved maneuverability of driveway. The property was once a B&B and was now applying as an "Inn" because it will not be owner occupied, but be occupied by a couple that will manage and oversee all activities. It will not be open all year. Efforts were made to preserve the character of the place while increasing public safety i.e.: rail fence along road at top of bank, railing on existing stone steps down to Jefferson St.

The regraded upper plateau level of grass is for parking, the lower level for an events tent approx. 25' x 50,' and hopes to have events that may have up to 100 people i.e.: weddings, reunions, meetings. An events permit would be solicited from the town for the larger events. The building will still have 4 rooms available, convening space on the first floor, and a commercial kitchen/"catering" kitchen is built for servicing events as well as be available to rent by local food producers to make their retail products.

Questions from the attendees included how lighting was to be handled, control and extent of noise, how traffic and overflow parking would be addressed. For larger events Mr. Goldenson would seek permission from the town to use the AD Grey parking area, and possibly hire valets to park guests cars. He estimates there might be 8-10 events per season where perhaps 6-8 might be the larger wedding parties.

The topographical changes, and storm water runoff were discussed and Mr. Goldenson said the grassed terraces and the remaining vegetation to the South and West were to be enhanced and established to prevent further erosion.