

Mariela,

Below are the site visit minutes for our visit to Hunter Farm for the proposed AirB&B. Please fill in the date and time for the minutes

On March 30, 2023, the following members of the Gardner Zoning Board of Appeals, Mr. Mel Cornett, Mr. David Antaya, and Mr. Ray LaFond met with Applicant, Stacy Kazinskas, and her legal representative, Attorney Christine Tree to view the former Hunter Farm and Ice Cream stand for the purpose of understanding the property and how it fits in to be converted to the proposed AirB&B.

Ms. Kazinskas and Atty Tree conducted a tour of the premises, both internally and externally. The sleeping quarters were identified along with the other areas that would be used by any clients. Ms. Kazinskas

also noted the fireplaces would be unavailable for use to clients. She also stated that she would seek approval from the Fire Dept., Wire Inspector's Dept., and any other department that would need to sign off in order to obtain a Certificate of Occupancy.

The Board recommended that the steps to enter and depart from the facility be lit and bordered by reflective tape to alert clients of the step, either up or down.

The Board then toured the outside of the property noting the space available for client vehicles of the client in the semi-circular driveway and the large parking lot adjacent to the main structure that was also available for parking be for vehicles in the event a small reception or event was being held. It is estimated that approximately 20 cars could park there and there is additional land to the rear of the home.

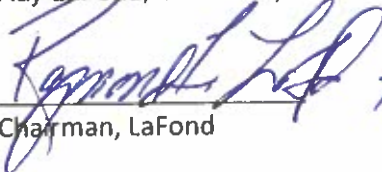
At the rear of the house are the remains of a room that had metal pieces and old equipment within and partial stone-type walls. It was recommended that the debris and litter be cleaned up and removed prior to any occupancy/use. Ms. Kazinskas stated that they were in the process of cleaning that up and removing the debris and it would be totally cleaned up before any use occurred.

The Board concluded its viewing approximately 45 minutes after arrival. The Applicant and Atty Tree were thanked for taking the time to show the Board the facility, answer any and all questions, and provide additional information regarding future upgrades, etc.


The Board left the property at approximately 3:00 PM.

Respectfully Submitted,

Ray LaFond, Chairman, Gardner Zoning Board of Appeals



Chairman, LaFond



Melory Cornett, Member



David Antaya, Member