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4 TOWN OF CAPE ELIZABETH  
5 MINUTES OF THE ZONING BOARD  
6

7 JUNE 27, 2006

7:00 P.M. TOWN HALL

8  
9 Present: Len Gulino, Chair  
10 Michael Tranfaglia  
11 Robert Chatfield  
12

Jay Chatmas  
Jim Walsh

13 Absent: Peter Black  
14

15 Also present was Bruce Smith, Code Enforcement Officer.  
16

17 Mr. Gulino called the meeting to order and asked for comments on the previous month's  
18 minutes. With no comments forthcoming, he asked for a motion.  
19

20 Mr. Tranfaglia made a motion to approve the minutes as submitted.  
21

22 Mr. Walsh seconded the motion. 4 in favor, 0 opposed.  
23

24 Mr. Chatfield recused himself as he was absent from the prior meeting and did not watch  
25 the videotape.  
26

27 OLD BUSINESS  
28

29 To hear the request of Kerrilyn Rand Welch, 168 Two Lights Road, Tax Map U15, Lot  
30 67 for a conditional use permit to operate a home business, specifically for the retail sale  
31 of homemade goods.  
32

33 Mr. Gulino disclosed the most recent submissions from the applicant; which included  
34 pictures, and letters from neighbors.  
35

36 Mr. Chatmas stated that he missed the prior meeting, however, had reviewed the tape  
37 from the prior meeting and felt he could participate in the meeting. The Board was in  
38 agreement.  
39

40 Mrs. Welch gave an overview of the off-street parking, the walkway to the studio, and  
41 signage. Her hours of operation would be from 10am to 7:00pm, Sunday through  
42 Saturday, from April 1<sup>st</sup> to October 1<sup>st</sup>.  
43

44 The Board discussed the applicant's proposal.  
45

46 Public Hearing  
47

48 Tory Ryden, 33 Murray Drive, stated that Mrs. Welch does a really nice job, is  
49 respectable, and would be able to police herself with this small business.  
50

1 Robert Chatfield, 22 Beacon Lane, as a citizen, wanted to state that Mrs. Welch would  
2 not be adding traffic to Two Lights Road and has no objection to the business staying  
3 open until 7:00pm.

4  
5 Mary Page, 172 Two Lights Road, has no problem with the proposed business.

6  
7 Mr. Gulino closed the Public Hearing.

8  
9 He reviewed the conditions of approval, which would include off-street parking, hours of  
10 operation from 10:00am to 7:00pm starting April 1<sup>st</sup> and closing October 1<sup>st</sup>.

11  
12 CONCLUSIONS

- 13  
14 1. The proposed use will not create hazardous traffic conditions when added to  
15 existing and foreseeable traffic in its vicinity. 4 in favor, 0 opposed, 0 abstained  
16 2. The proposed use will not create unsanitary conditions by reason of  
17 sewage disposal, emissions to the air, or other aspects of its design or operation.  
18 4 in favor, 0 opposed, 0 abstained  
19 3. The proposed use will not adversely affect the value of adjacent properties.  
20 4 in favor, 0 opposed, 0 abstained  
21 4. The proposed site plan and layout are compatible with adjacent property  
22 uses and with the Comprehensive Plan. 4 in favor, 0 opposed, 0 abstained  
23 5. The design and external appearance of any proposed building will constitute  
24 an attractive and compatible addition to its neighborhood, although it need not have a  
25 similar design, appearance or architecture. determined not applicable.  
26 6. The business square footage should not occupy more than 20% of the main dwelling.  
27 4 in favor, 0 opposed, 0 abstained.  
28 7. All signs should comply with the sign ordinance. 4 in favor, 0 opposed, 0 abstained.  
29 8. There will be no outdoor storage of equipment or materials.  
30 4 in favor, 0 opposed, 0 abstained.

31  
32 Mr. Gulino asked for a motion.

33  
34 Mr. Tranfaglia made a motion in the matter of the application for home business  
35 conditional use permit, of Mrs. Kerrilyn Welsh, 168 Two Lights Road, Tax Map U15,  
36 Lot 67 be approved as a seasonal operation from April 1 to October 1 with the hours of  
37 operation from 10:00am to 7:00pm .

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39 Mr. Walsh seconded the motion.

40  
41 There was discussion amongst the Board concerning minutes and emails.

42  
43 Mr. Tranfaglia made a motion for the Board to adjourn.

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45 Mr. Walsh seconded the motion.

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47 Meeting adjourned at 7:40pm.

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49 Respectfully submitted,  
50 Laurie Palanza

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