

Present: Jane Connolly, Chairman, Ken Edgar, Sally Korsh, Don Saltzman, Jim Carlon, Britta Lerner

Also Present: Mr. Paul Gudas, Attorney George Guidera

SITE WALK, 14 SMITH FARM ROAD

TIME: 12:40-1:05

PURPOSE: Interior site walk of pool house at 14 Smith Farm Road

- The commissioners entered the pool house on the main floor (approx. 10' from the fenced pool and patio area).
- **Main Floor:** Kitchen with full appliances. (Microwave/convection oven in place. The main stove had been removed.) Living area (sofa, etc.), 1 full bathroom, 1 office and 1 playroom. Main and side entrances.
- **Basement Level:** Separate entrance, mechanical room which indicated separate heating and cooling zones for pool house. The septic system serves the main house and the pool house. The basement also included a large bar with another microwave oven. Mr. Gudas indicated that the bar had no plumbing and was not intended to be a "wet bar".
- **Second Floor:** One flight up from the main floor was a second floor containing 2 full bedrooms and large removable storage.

Mr. Gudas noted that there are no laundry facilities in the pool house and that the laundry is done at the main house.

SUMMARY: Freestanding accessory building fully furnished with: 3 floors, 3 separate entrances, independent heating, cooling and kitchen, 1 full bath, 4 bedrooms (two of which are currently used as office and play space).

Respectfully Submitted:

Britta Lerner

Approved: unanimous approval on 11/18/13