



Town of Mason, NH
Zoning Board of Adjustment

16 Darling Hill Road – Mann House
Mason, New Hampshire 03048
(603) 878-2070

NOTICE OF DECISION - Approved

Case No: 3-2023

Applicant: Nicole Ruggiero – Marty’s Driving Range LLC,
96 Old Turnpike Rd.
Mason, NH 03048

You are hereby notified that your application for a **Special Exception with Conditions** to operate a “**Lodging House**” on **Tax Map J Lot 56** under Article VIII Section A, 2, D, (a) (b) and (c) of the Town of Mason Planning Ordinance has been **APPROVED with CONDITIONS** by vote of the Town of Mason New Hampshire Zoning Board of Adjustment.

A **Lodging House** is defined as “a building, or portion thereof, or a group of buildings on a single lot, intended to be used for temporary accommodation, consisting of not more than **six (6) lodging units** with or without meals and which provision for cooking may be made in a central kitchen, but may not be in the individual rooms or suites.”

Reference: Town of Mason NH Planning Ordinance, June 2016 - Article IV DEFINITIONS Section A (20).

See page 2 of this document for the detailed description of the Conditions attached to this approval by the Town of Mason Zoning Board of Adjustment. The Approval with Conditions is also contingent upon Site Plan approval by the Town of Mason Planning Board.

Bob Young

Chair, Zoning Board of Adjustment

Date: October 23, 2023



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Conditions of Approval for Case 03-2023

<u>Standard</u>	<u>Conditions</u>
<u>A 01</u>	<u>None</u>
<u>A 02</u>	On concert dates/large event evenings, the Applicant will provide on-site staff/security member(s) to enforce access/crowd control to and at the lodging site, limiting access to renters only. Staff/Security will remain on-site until concert patrons have fully dispersed from the venue and associated parking lots.
<u>A 03</u>	<u>None</u>
<u>A 04</u>	<u>None</u>
<u>B 01</u>	<u>None</u>
<u>B 02</u>	<u>None</u>
<u>B 03</u>	<u>None</u>
<u>B 04</u>	No on-street parking. Parking for renters is allowed on properly permitted locations only.
<u>B 05</u>	The use of Lot J-60 in conjunction with Lot J-56 must be in compliance with all applicable statutes and regulations.
<u>B 06</u>	The Planning Board site plan review will address: <ul style="list-style-type: none"> • Waste disposal • Sanitation • Potable water • Other disposal requirements.
<u>B 07</u>	<u>None</u>
<u>B 08</u>	Sound and Light control is the sole responsibility of the applicant. Management of sound and light is very difficult at night in a Rural setting. The Applicant must: <ul style="list-style-type: none"> • Provide a contact number for residents of the area to report noise and light issues. • Calls to the contact number regarding noise and light will be addressed in a timely manner. • The Lodgers “Code of Conduct” will address these requirements.
<u>B 09</u>	<u>See A 02</u>
<u>B 10</u>	<u>None</u>
<u>B 11</u>	<u>None</u>
<u>B 12</u>	<u>None</u>
<u>B 13</u>	<u>None</u>