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**TOWN OF MARLBOROUGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS**

PROJECT NAME: CHEVERS BED AND BREAKFAST
PROJECT NO.: 20-12
PROJECT LOCATION: SECTION 108.004, BLOCK 1, LOT 16
REVIEW DATE: 19 JULY 2021
MEETING DATE: 19 JULY 2021
REPRESENTATIVE: N/A

1. The Building Inspector's comments regarding the use of the site as a Bed and Breakfast versus compliance with short term rental regulations should be received.
2. The Planning Board may find it helpful to receive a survey map of the property indicating all parking spaces on the plans.
3. The survey plan should depict the Building entrances in proximity to the parking. It appears that the ground floor entrance will be utilized with a single bedroom and associated bathroom.
4. The application states that a photograph of the site were previously submitted. These photographs were not contained in this offices files.
5. The Planning Boards review of an application subject to minor site plan review is limited to findings that the proposed use complies with applicable zoning standards, conforms with the Town's planning goals and objectives as expressed in the Comprehensive Plan and is sufficiently served by services, utilities and infrastructure.
6. The Planning Board should determine that the narrative description of the proposed project addresses all required items in Section 4(4)(b) of the Short Term Rental Regulations. It is noted the Planning Board has the ability to waive or defer any submissions identified in Section 4.
7. The operation of a short term rental requires a permit from the Town's Building Department.
8. Short term rentals require a Public Hearing be held.