

Abutter Driveway

Tree line separating abutting property and driveway from home business existing driveway



167'

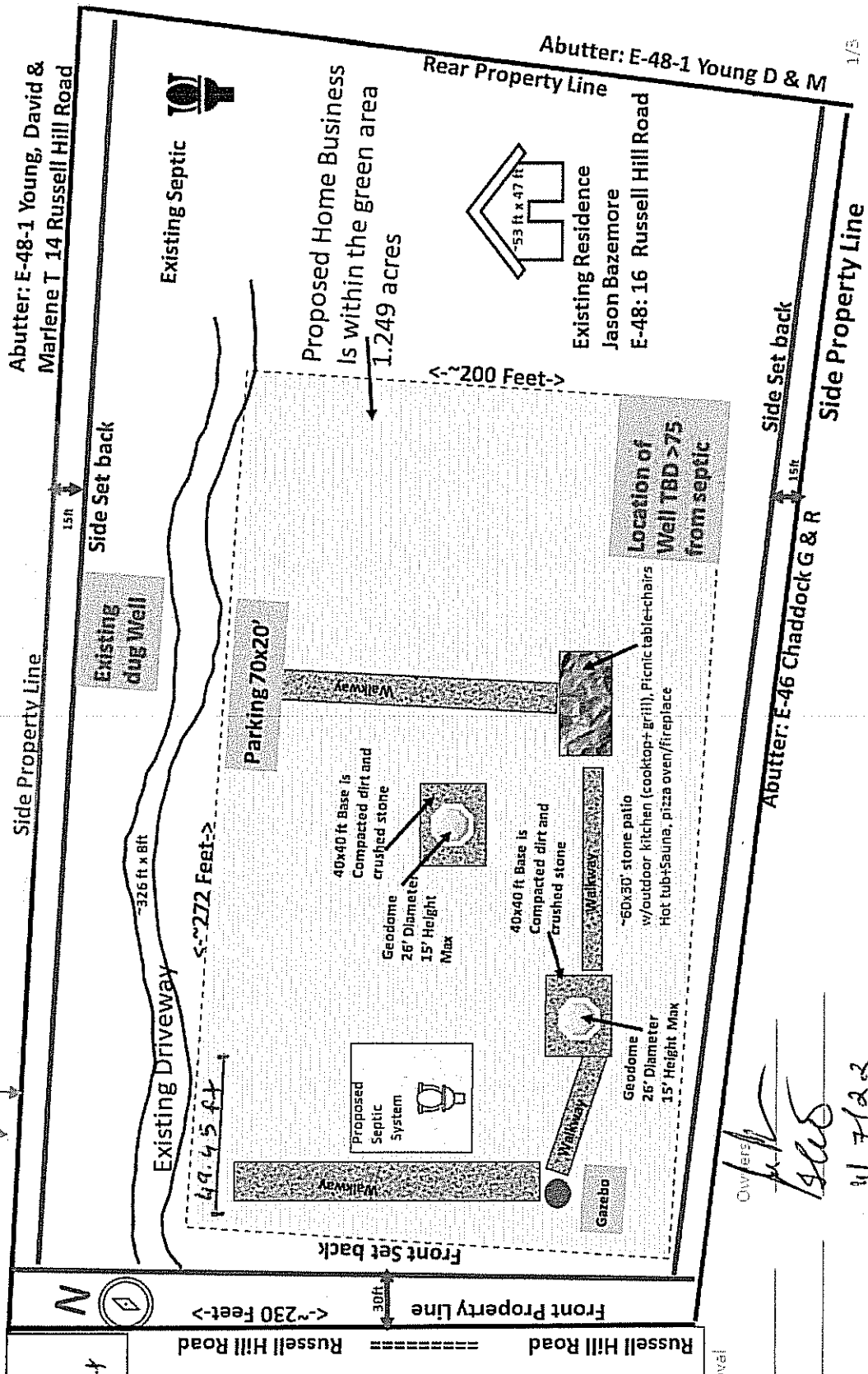
120'

Grace Retreat

Revised 11/5/22

Scale: 1" = 49.45 ft

Abutter: E-48-1 Young, David & Marlene T 14 Russell Hill Road



Abutter: E-47 Chaddock, Gail & Robert Rev Trust 2021
26 Russell Hill Road
Russell Hill Road

Planning Board Approval

Chair

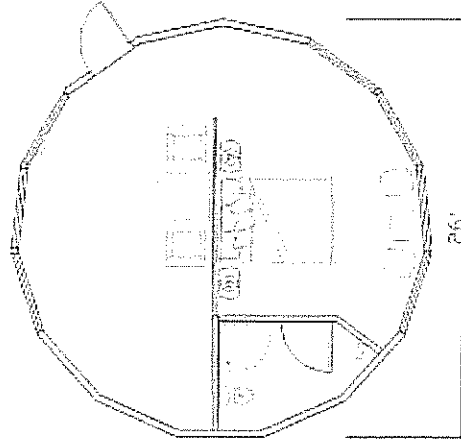
Secretary

Date

Owners
4/7/22

16 Russell Hill Road
Home Business Plan Site Plan

Sample Dome interior
Final design TBD based on building codes



Each dome interior will be 26' in diameter and 15' in height with an area of 541 sq ft. Each will have a sanitary facility enclosed in a secured t-wall (toilet, sink, standing shower). They will be heated with a wood stove (for ambiance) and a ductless Unit. The ductless unit will provide cooling as well. Vents and Windows will allow for air circulation. One 3'x5' zippered vent at ground level in each dome will also serve as a second means of egress.

Notes

1. **Outdoor cooking facility** with a pizza oven/fireplace, cooktop, grill, and sink on stone patio (to meet all fire codes).
2. Fabric of the dome is UV resistance, waterproof, and is **flame retardant** to European standards(DIN 4102 B1, M2). An NFPA 701 certificate to be obtained if the European standard certificate insufficient.
3. The interior of the domes will be insulated with an insulating liner
4. **Wind and snow load** testing and certifications to be obtained prior to build start (see sample 20' dome certification attached).
5. Dome frame and fabric will be **secured** to flooring via brackets (see sample certification report attached)
6. The domes will be on a 26' diameter platform supported by reinforced buried beams that shall extend no higher than 12" off the ground to meet corresponding NFPA codes. The immediate area underneath and surrounding each dome will be compacted dirt and gravel to meet fire code for non-combustibility.
7. Each dome will have a main **entry/exit** door. One 3'x5' zippered vent at ground level in each dome that uses a separate set of stairs from the main door will serve as a **second means of egress**.
8. **Septic** plan to be obtained upon approval of home business by Town Planning Board. If a new septic system is determined to be a health risk and not feasible to be built, the existing septic system will be upgraded to handle primary residence and home business use.
9. If tests determine that installation of a new artesian **well** is not viable/feasible, the existing dug well will be updated and used for home business
10. There is a **driveway** (Abutter E-48-1) is within **200 feet** of existing driveway, but is separated by a line of trees at least 50' in width.
11. **No storage** on home business property
12. **Smoke and CO** alarms to be installed
13. **Heating/cooling appliances** will be properly vented. Proof of meeting NFPA requirements to be provided.
14. **Top of the woodstove** will not extend beyond 15' measured from the ground. Woodstove will have an enclosure and flame resistant hearth rug around it.
15. Signs to indicate **no smoking** and **no use of open flames** will be installed/displayed in the domes.
16. **The t-wall** enclosing the sanitary facility will be secured according to building code
17. **Hours of operation** will be 8:00am - 7:00pm
18. The business will generate up to **14 trips maximum per week at 100% occupancy**
19. Home business will be run by primary residents of the property only. No other **employees**
20. Home business will **occupy 23%** of the combined gross floor area of the home/accessory structures (541+541/3447+541+541)
21. Home business will be situated in a side field 150' from the main residence so as not to detract from **residential aspect of home**
22. The domes shall **not be counted as ADUs**
23. If the house is sold, we will either disassemble the domes or require the buy to sign documents stating Home Business will require approval of the Town of Brookline via a revised site plan application. This will ensure the **Home Business is only used as intended and approved by Town**.
24. Although we are zoning the domes as a home business, we are happy to obtain a **state bed and breakfast license** if required/needed
25. All required building and fire **permits** will be obtained
26. All required **safety checks and recertifications** will be completed at necessary intervals