

**Planning Board Meeting Feb. 10**  
**Property: 6 Stella Drive**

**Temp CO**

In order to comply with the town to receive a full CO we need to settle the garage conversion.

The temporary CO was extended on: Dec. 12, 2024.

On July 8, 2024 Paul inspected the property and saw that the following were addressed and he approved the temp CO:

1. All 3 kitchens had been removed. Plans to add a new kitchen to the first floor are in the works. (See included image)
2. A number has been added to the front of the house.
3. An interior doorway was added to connect the studio apartment with the rest of the home.

As of today:

4. We have a licensed plumber that will sign off on all utilities appropriately installed. Will send along documentation once we have it.
5. The stairs to the studio apartment have been removed and the exterior door will be removed after the decision is made by the planning board. (See included image)
6. We are all up to date on our permits. I believe we have shown the construction office and planning board that we are acting in good faith and will continue to file permits and handle everything correctly going forward. The illegal garage conversion was not our doing and we are doing our best to make things right.

Future plans to obtain full CO:

7. We have a pool company ready to begin work on the pool this spring. Along with the pool renovation all electrical outlets in the pool area will be updated to GFIs.
8. We have a contractor ready to demolish the front and back steps and construct new steps in the spring.
9. We also have plans to remove the current fence and replace all fencing that isn't to code for the pool. All new fencing will be more than 4 feet tall and fully protect the pool area with locks.

**Included in the packet for this meeting are the requested architectural dimensions of the property as of Feb. 2025.**



**Front of 6 Stella Drive. The Stairs to the illegally converted garage have been removed.**



**Image shows the beam that replaced the wall between the living room and kitchen. Beam has been permitted and is shown in the architectural plans as an open concept space.**

# My New Project

CREATED ON  
2024-12-30

<b>Total area</b> 2840.67 sq ft	<b>Floors</b> 2	<b>Rooms</b> 14	<b>Bathroom</b> 1
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**Photos**  
4 Photos (see photos page)

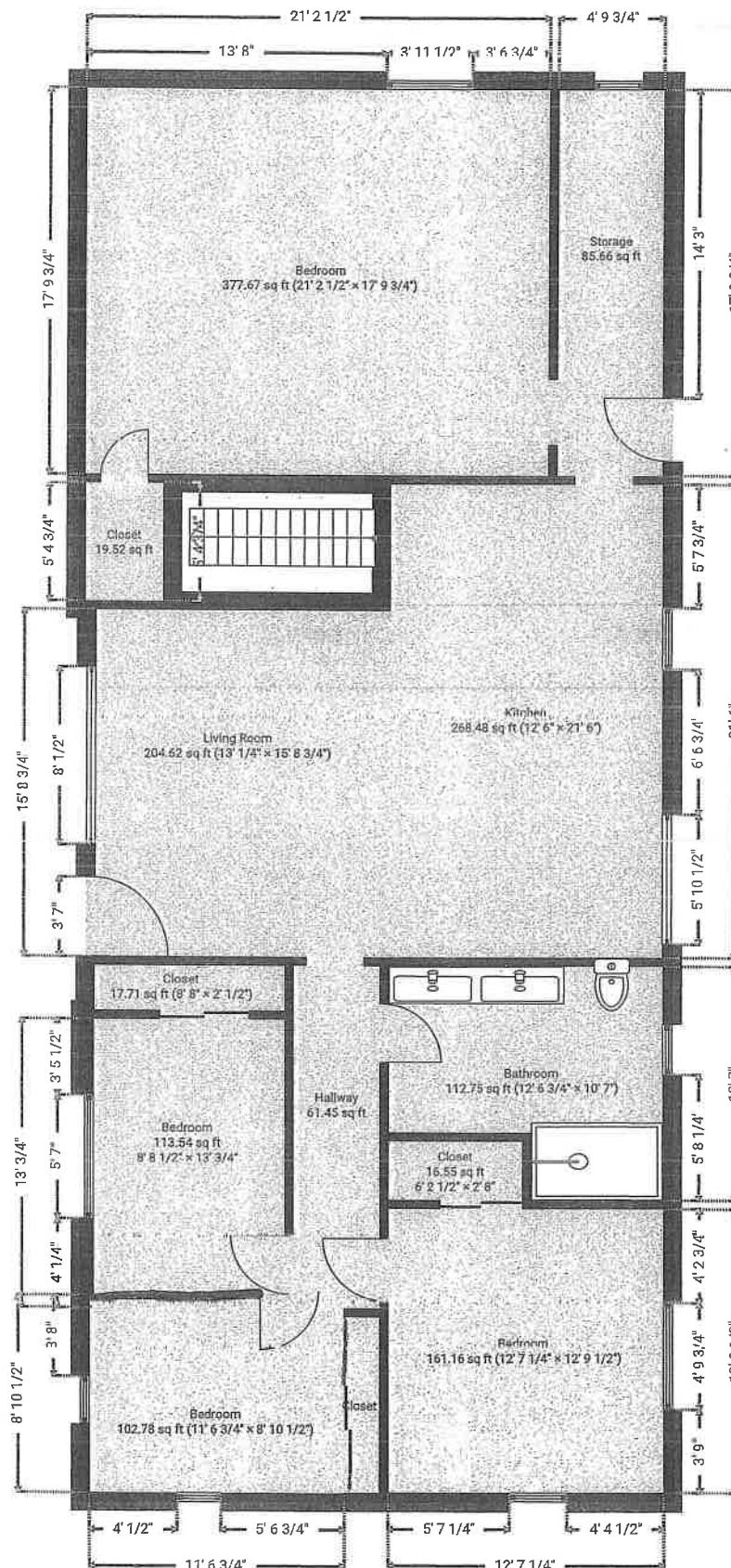
# My New Project

TOTAL AREA: 2840.67 sq ft • LIVING AREA: 2840.67 sq ft • FLOORS: 2 • ROOMS: 14



## ▼ Ground Floor

TOTAL AREA: 1782.67 sq ft • LIVING AREA: 1782.67 sq ft • ROOMS: 13



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

0' 4' 8' 12' 16'

1:98

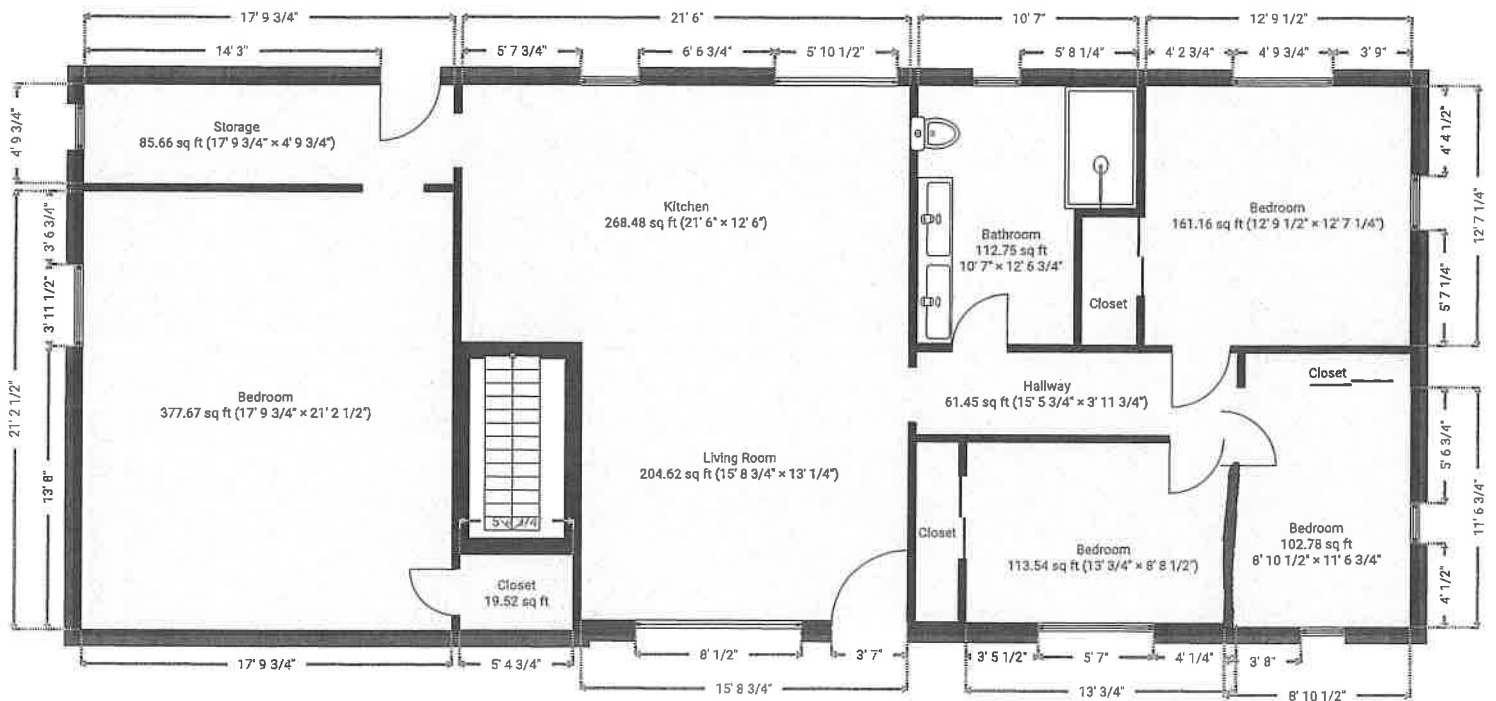
My New Project

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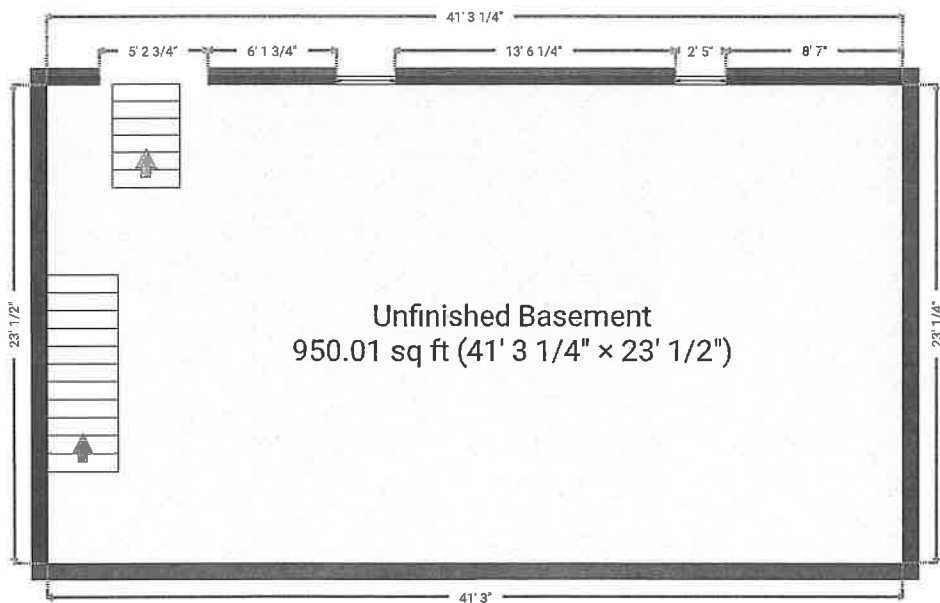
▼ Ground Floor

TOTAL AREA: 1782.67 sq ft • LIVING AREA: 1782.67 sq ft • ROOMS: 13



▼ Basement • Level 1

TOTAL AREA: 1058.00 sq ft • LIVING AREA: 1058.00 sq ft • ROOMS: 1



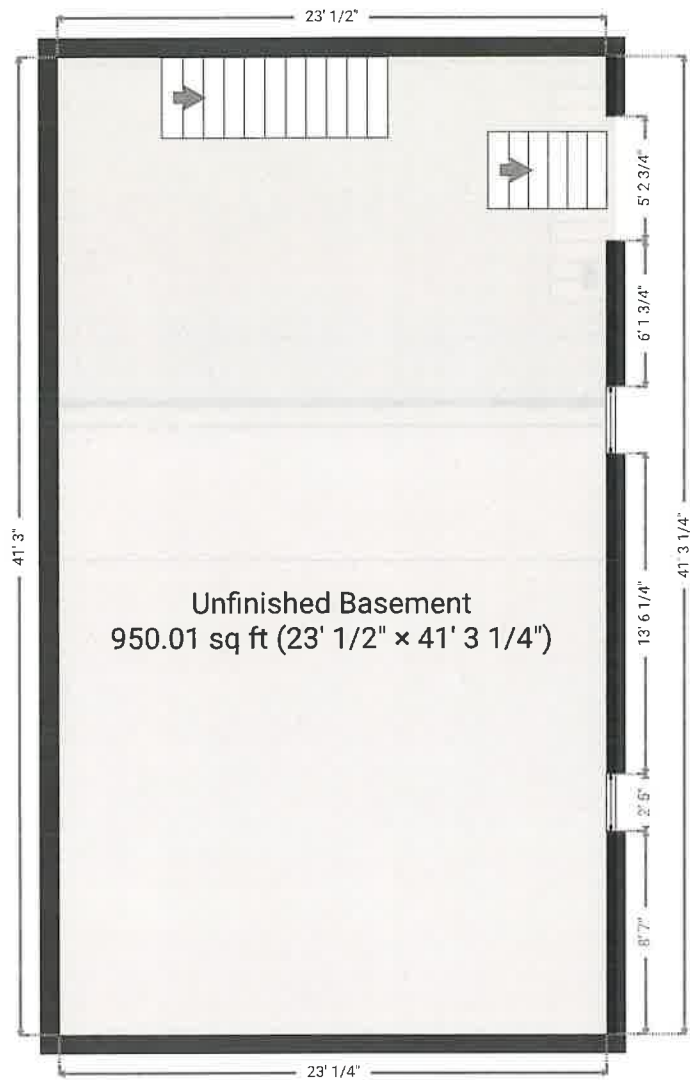
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▼ Basement • Level 1

TOTAL AREA: 1058.00 sq ft • LIVING AREA: 1058.00 sq ft • ROOMS: 1



My New Project

TOTAL AREA: 2840.67 sq ft • LIVING AREA: 2840.67 sq ft • FLOORS: 2 • ROOMS: 14



▼ Unfinished Basement  
Basement • Level 1

WIDTH: 41' 3 1/4" • LENGTH: 23' 1/2" • CEILING HEIGHT: 7' 1/2"  
AREA: 950.01 sq ft • PERIMETER: 128' 6 3/4"

