

Town of Hill
Hill Planning Board
Minutes
19 Apr 2018

In attendance: Bob Helmers (Chair), Mike Brady, Marshall Bennett
Public: Colin Brown (surveyor), Sandy and Dan Boyce, Sean and Marsha Foden

The meeting was opened by Bob Helmers at 7:03 p.m.

The board reviewed the plans prepared for the subdivision of town land in the village, a portion of which will be sold to the Hill Bible Church, as approved by voters at town meeting. There was a short discussion between Mr. Helmers and Mr. Brown regarding state requirements for recording plats at the Registry of Deeds. The large town lot(s) was shown in its entirety. Abutters to that lot were listed but no addresses were provided. The large town lot is apparently composed of several tracts that were merged and individual boundaries were not shown. The plans met all applicable requirements of the Hill Subdivision Regulations. The Boyce's requested the hearing be held next month. After short discussion, the May planning board meeting will be re-scheduled to the second Thursday, May 10, when the hearing will be held, provided the Boyce's could get the application and abutter's addresses to the chair in time for notices to be posted.

Mr. and Mrs. Foden recently purchased the now defunct Hill store and held a preliminary discussion for a site plan review permit. They intend to re-start the business as it had been run like the previous owner, with a country store below and two apartments on the upper level. Mr. Helmers noted that since the proposed use remains the same and the period of abandonment is less than two years, a site plan permit would not be required because town zoning ordinance requires site plan for new businesses. There was a short discussion among the three board members regarding this, but any agreement left inconclusive. Mr. Brady expressed concerns that fire code and the condition of the building should be addressed, especially as the intent is to rent the apartments. Apparently one apartment already has tenants living there and new tenants are set to move into the other apartment. Mr. Brady expressed frustration that such actions occur frequently in this town without owners properly addressing town regulations before taking action. Tenants had taken residence before an inspection by the town fire chief, scheduled for the following day, could be completed. Mr. Brady noted that such actions make corrective actions much more difficult. The Foden's noted that they had not decided exactly what they were going to do with the store part of the building and noted a few options including restaurant seating which caused an objection by Mr. Brady in that a restaurant was beyond the scope of the previous storeowner's operation. Chair noted that any use differing from the original use would require a site plan permit.

Mr. Helmers requested that the Foden's address the relevant provisions of the site plan regulations, so that the town could have something in writing of their intent and to assure the town that all necessary health and safety concerns be addressed. The chair requested clear and scaled drawings (or aerial photo) of the property and floor plan of the building. The Foden's were asked to prepare a narrative addressing, water use and sewage, solid waste disposal for both tenants and the store, noise and fire safety. There was some discussion as to the nature of the apartments, location of stairways. Mr. Foden made a quick hand sketch of the floor plan. Mr Charles Estes, a new member of the planning board, arrived at about this point from the ZBA meeting and looked up state fire regulations. Each bedroom would require two means of egress, which is currently lacking. The Foden's stated that they would address the necessary fire safety concerns. Mr.

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Helmets asked that they provide the narrative for review at the May meeting, but at this point did not anticipate a public hearing.

Mr. Helmets welcomed Mr. Estes to the board, but he will need to double check state regulations regarding eligibility for seating on multiple boards.

There was a short discussion of an out-of-state landowner who plans to move to Hill and start a construction business. Chair had talked with the person and determined the operation would be small scale, a personal truck and a trailer. Discussion centered mostly on signage, which in this case would be on Route 3A and under jurisdiction of state if in the right of way.

Meeting adjourned 8:50 p.m.

Robert Helmets
Planning Board Chair
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