

Town of Hill  
Planning Board Minutes  
20 May 2021

In attendance: Bob Helmers, Shawn Bresnahan

Absent: Tom Whitman, Marshall Bennett

Public: Zbigniew Bujno, Gene and Gail Seip, Leah Smith, Richard and Gene Reed, Tom and Cathy Angeley, Charles Estes, Steve Thompson

Meeting opened at 7:10

Chair noted that quorum was not present, the board could discuss matters with residents but no official actions could be taken.

All persons present were there to see plans by Mr. Bujno for a garage which had received a building permit from the selectmen. Chair noted that this was a building permit and not within the planning board jurisdiction. As the structure is rather large, Chair asked if there was an intended commercial use. Mr. Bujno does not intend commercial use, but needs the structure to shelter boats and vehicles. Chair again noted that this was not a planning board matter, but that the residents were free to look at Mr. Bujno's material and discuss the matter. Apparently the matter had been forwarded to the planning board by the selectmen's board, but the exact reason was not clear.

Residents were concerned with the size of the structure and the potential impact on the character of the neighborhood. This stretch of Murray Hill road has seen considerable development in the past few months. The right to construct an accessory structure without having a home on it was questioned. Concerns were raised that this was a scenic road and part of the Murray Hill Road historic district. Chair explained the limitations, lack of regulatory powers, of the scenic road and historic district designation. Residents also questioned the review process and suggested that the selectmen had acted improperly in granting the permit. Mr. Bresnahan explained selectmen actions and noted that town zoning and building permit regulations are limited. The town does not have a building code or building inspector. Mr. Bresnahan also suggested that Mr. Bujno was caught in middle of one board airing its grievances to another board.

Mr. Thompson began questioning the ability to later subdivide the property. Mr. Estes added that Mr. Bujno was planning on putting two homes on the property and would need a right of way or road. Mr. Bujno said he had no intention of subdividing and that two homes are allowed by special exception. He plans on living there. Chair noted that a right of way is not required for a special exception. Also, future intent to subdivide is irrelevant to a current building application. Mr. Thompson also raised concerns about portions of the property being in current use. Mr. Estes, called for an opportunity for public to review building permits of this nature. Mr. Bresnahan noted that different individuals would likely have different ideas on when public review of projects of this nature were needed and such determination would be arbitrary and there are no provisions in town regulations to such effect.

Mr. Bujno described how the structure would look in reference to character of the neighborhood. Most residents departed at about 7:50 p.m.

Remaining were Mr. Bujno, Mr. Estes and Mr. Thompson. Mr. Thompson began discussion regarding poor enforcement of zoning, switching shortly to if notices were posted for the planning board May 5, 2021 meeting and then to procedures for special exceptions and joint hearings. His

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temper lost, he began shouting at the board and Mr. Estes joined in. The obscenity laden rant by both men was largely incomprehensible, filled with inaccurate statements and false accusations. After five or ten minutes, Mr. Helmers ended the session.

Session ended at about 8:15 p.m.

Robert Helmers  
Planning Board Chair  
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