

Town of Hill
Planning Board Minutes
23 September 2021

In attendance: Bob Helmers, Shaun Bresnahan, Marshall Bennett, Chris Seufert

Excused absence: Tom Whitman

Public: Steve Thompson (ZBA chair), Dave Thompson, Chris Gronski, Don Reese, Cory and Becky Corliss, Karen Sylvestre

Meeting opened at 7:03 p.m.

Board approved minutes from July and August.

Throughout the meeting there were constant interruptions, questioning of applicants and extraneous conversations from members of the public, mostly by Steve and Dave Thompson.

Chair opened consideration of a home business permit for Cory Corliss who operates a small engine repair shop on Borough Road in the rural residential zone. Notices had been posted in town and abutters were notified by verified mail. No abutters were present. Chair had received payment for the mailings. All board members had reviewed the application prior to the meeting. Mr. Bresnahan noted that the zoning ordinance allows for one sign. Mr. Corliss agreed to remove the second sign. Board noted that the home occupation had existed prior the 2019 adoption of home business regulations in the zoning ordinance. Mr. Corliss would like to enlarge an accessory building, which now requires a permit under Article IV section K. Mr. Bresnahan raised concerns that a variance may be required as section K:1 did not specifically state small engine repair as use under home occupations. A lengthy discussion followed where the board concluded that the list of occupations in Article IV:K:1 was a list of examples and not an exclusive list, as it would be almost impossible to list all possible home occupations. The nature or characteristics of a home business were discussed. Mr. Helmers made a motion that the board has determined that the small engine repair shop was a home occupation. Motion seconded by Mr. Bennett and approved unanimously. The board did not feel that a variance was required. Steve Thompson objected that the shop was no longer grandfathered and that this was a new application and needed a new permit. Chair stated that was the purpose of this proceeding. Upon questioning by Steve Thompson, Mr. Corliss said the lot was 2.88 acres. Steve Thompson stated the acreage was too small and the property did not qualify for a home business permit and would need a variance. Board re-examined Article K:1. There were no conditions regarding acreage. Chair noted that only the acreage is non-conforming. The property was created and residential before the adoption of the zoning ordinance. The use of the property as a residence and a home occupation is otherwise in compliance with the zoning ordinance and the slight expansion of the accessory building is reasonable. Mr. Bresnahan noted that the permit would go with the owner, not the property. Mr. Bresnahan noting that the board would set a precedent and we should be comfortable with our decision. Chair made a motion to approve a home business permit for Cory Corliss to operate a small engine repair shop to include the proposed accessory building on Lot R01-32. Mr. Bresnahan seconded; passed unanimously. Steve Thompson departed. The Corliss's departed.

Ms. Sylvestre presented her idea for a wedding venue on her property located on Charles lane in the rural residential zone. Ms. Sylvestre had approached the board last winter regarding this matter, but no other of the current members except the chair were present then. Ms. Sylvestre explained the proposal to the board. A portion of the land has a conservation easement. The existence and terms which are not confirmed. She would like to provide a wedding venue which would operate

Town of Hill
Planning Board Minutes
23 September 2021

May to October. She would provide site, tent and septic facilities. Operation ideas were discussed. Charles Lane is a private road intersecting Murray Hill Road. Board agreed that the proposed use as a wedding venue would be an allowable use under Article V.A. recreation areas of the zoning ordinance. Board determined that a site plan permit should be obtained. Mr Reese and Dave Thompson departed. Board waived plat requirements, asking for aerial photo or copy of existing surveyed plans. Board waived sections A, C, I, J, K, M, N, P of section X. Chair instructed Ms. Sylvestre of public notice and hearing process of site plan review regulations. Ms. Sylvestre departed.

Mr. Bresnahan reported conversation with LRPC regarding updating the master plan. Zoning amendment were briefly discussed.

Meeting adjourned at about 9:20 p.m.

Robert Helmers
Planning Board Chair