



**Town of Hill
Planning Board
Minutes**

Hearing Date:11/18/21

Members Present:Marshall Bennett, Tom Whitman, Christopher Seufert, Shaun Bresnahan, Frank Razzaboni

Members Absent:

Public in Attendance: Jason Avery, David Thompson (abutter), Stephen Thompson, Don Reese, Lisa Hyson, Tony and Karen Sylvestre

At 7:10 PM the Public Hearing for Jason Avery Site Plan and Review for his small engine shop was opened. The ZBA approved a Special Exception to allow his special exception as a commercial business on 8/16/2021 located in the commercial district of town.

Mr. Avery met with the board on 8/19/21 to discuss his application and what standards of Section X of the Site Plan and Review Regulations could be waived. The board waived the plat requirement requesting a hand drawn map to scale or an aerial photo. Board also waived Section VI C: 1-6 and 8-10 as inapplicable or unnecessary. The board also waived SectionX General Standards sections C,F,G,I,J,K,N.O.P for the same reasons.

Section X

Standard A - Design of development should fit the existing natural and man made environments with the least stress.

Mr. Avery is using his property as is; there will be no new disturbance of the site and no removal of any vegetation.

Standard B - Illumination

There is a flood light on the side of his house which is used when loading or unloading of equipment otherwise it is off. He is contemplating illumination for his sign; Mr. Avery will follow the Hill Zoning standards for lighting.

Standard C – Pedestrian Safety

Waived



Standard D – *Off-street Parking and Loading Requirements.*

There is ample parking for 4 vehicles on site and no parking is anticipated on Route 3a. The Garage/Shop where Mr. Avery's work is done is less than 1,000 sq. ft. and no more than 2 customers at a time have been experienced and no more anticipated.

Standard E – *Screening*

Discussion on the existing condition of natural vegetation as a screen. Mr. Avery has no plans of removing any of the vegetation. He does keep the vegetation mowed back and away from the building. Shaun asked David Thompson if he had any concerns with the existing condition of the natural screen and he didn't. He is not bothered at all by Mr. Avery's business.

Standard F – *Street Access*

Waived, driveway already exists.

Standard G – *Water Supply & Sewage Disposal System*

Waived – Town water and septic are present.

Standard H – *Fire Protection*

There is no development of the site so the creation of a water supply for firefighting is not required. Mr. Avery has (2) Two 5 lb. Fire extinguisher's within the shop.

Standard I – *Storm water Management and Erosion Control*

Waived

Standard J – *Erosion and Sedimentation Plan:*

Waived

Standard K – *Underground fuel storage tanks*

Waived

Section L – *Noise*

Mr. Avery's stated his hours of business are M-F 8:30 Am – 6:30 PM, Saturday 8:30 AM to



3:00 PM and closed Sunday. Mr. Avery occasionally uses air tools and runs equipment for short duration tests and generally feels he is within the limits. Shaun asked David Thompson if this was an issue and again he was fine with the use

Standard - M Pollution Control

Mr. Avery said he only stores small amounts oil, gas and antifreeze. These are in sealed plastic jugs. A 55 gallon drum is being delivered to collect oil for a out of town garage that will collect the oil for the heating of a large truck garage. Mr. Avery agreed to place the barrel within a plastic pan to collect any leakage.

Standard – N Protection of Natural and Historic Features

Waived

Standard – O Where required by law

Waived

Standard – P Where appropriate

Waived

Shaun asked if anyone had question or concerns? There were none.

Shaun made a motion to approve Mr. Avery's Site Plan for his small engine business contingent on following the above conditions as outlined in the above standards. Chris seconded the motion; motion passed 5-0.

Public Hearing was concluded at 7:45

Respectfully Submitted

Shaun Bresnahan