



**Town of Hill
Planning Board
Minutes**

Hearing Date: 11/18/2021

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

Members Absent:

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

At 7:45 PM a Public hearing for Anthony & Karen Sylvestre's application for Site Plan and Review for their proposed Wedding Venue was opened.

On September 23, 2021 the board reviewed Mrs. Sylvestre's request to open a Wedding Venue on her property. After the review the 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.

Section X

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

Karen has no plans of doing any further development of her property for this use. Tents will be used and they will be erected for each event. The site will remain in the same natural state that exist now.

Standard B - Illumination

Lighting will consist of string lights, some small lights to illuminate specific areas. Shaun asked if there will be any spot lights or lights to illuminate large areas. Karen said there would not be any such lighting. Marshall asked how the lights would be powered; Karen will be using a 5 kW Honda Generator which is very quiet. There will be no permanent signs, they are planning on using an easel type sign that will be display for each event.

Standard C – Pedestrian Safety

Waived – Property is on a Private Road.



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

All parking will be in the interior of the property where this plenty of space. Marshall asked about the anticipated number of vehicle's. Karen is anticipating up to 50-75 vehicles.

Standard E – *Screening*

There is a forested buffer along the Sylvestre's property line. They will not be removing any of the existing trees along the property line. Karen says that on neighbor periodically removes tress on their side of the property line.

Standard F – *Street Access*

Access is off of Charlies Lane which is a private road. This road is off of Murray Hill Road; currently the Sylvestre's maintain Charlies Ln to their driveway using their tractor. Lisa Hyson who abutt's the Sylvestre's is concerned that the added traffic will have a negative impact on Charlies Ln which will make access to her property less than adequate. The Sylvestre's agree to maintain Charlies Lane from Murray Hill Road to their driveway and a condition that makes access to the Hyson property safe and reasonable.

Standard G – *Water Supply & Sewage Disposal System*

The Sylvestre's plan to only provide water from their personnel well. Events will be catered by the event sponsors providing food and drink for the event participants. There will be (2) porta-potties one of which will be handicapped accessible.

Standard H – *Fire Protection*

Sylvester's will not be constructing and enclosed structures; events will used open sided tents. Open fire's will no be allowed.

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*

The noise standards were reviewed with the Sylvestre's and they were in agreement with them; they anticipate most events will have a DJ others might have a small band. The proposed hours of operation on Friday & Saturday 11:00AM – 11:00 PM and Sundays 11:00 AM – 5:00 PM. Shaun asked if there would be a hard rule on no loud noise after 11:00 PM and the Sylvestre's agreed. The Abutter Lisa Hyson was asked if this was acceptable and she was fine with the proposed schedule.

Standard - M *Pollution Control*

Waived

Standard – N *Protection of Natural and Historic Features*

Waived

Standard – O *Where required by law*

The property is gently sloped with solid ground; those with access challenges could be driven to the site. One porta-pottie will be handicapped acceptable.

Standard – P *Where appropriate*

Waived

Shaun asked if there were any further questions or concerns; none were brought up

Tom made a motion to approve the Sylvestre's Wedding Venue with the conditions as outlined in each of the standards as outline in Section X.

Marshall seconded the motion and it passed 5-0.

The public hearing was closed at 8:10 PM

Respectfully Submitted

Shaun Bresnahan