



**Town of Hill
Planning Board
Minutes**

Meeting Date: 3/17/2022

Members Present: Tom Whitman, Shaun Bresnahan, Frank Razzaboni

Members Absent: Marshall Bennett, Christopher Seufert

Public in Attendance: Mary & Michael Moses; Ben Hall

At 7:15 it was clear that Marshal and Christopher were not able to attend tonight's meeting.

Without a quorum present the members present reviewed the application and plat provided by Mary and Michael Moses for a proposed lot line adjustment. Since a quorum isn't present we inform the applicants we can't vote to accept their application. The plat is reviewed and all of the elements required in the sub division regulations are present.

The abutters were notified of this public hearing by registered and return receipt mail; 5 cards were returned. None of the abutters showed up. The board will re-schedule this public hearing and they will be notified of the date soon.

Ben Hall had some questions about a property he is interested in buying. Shaun informed Ben that we don't have a quorum; anything discussed will not be binding and can only be considered as a consultation. Ben has been in contact with Janet White regarding purchasing her property on Rte 3a and North Road (aka Randy's Truck Works). At this point we inform him that we can only discuss the zoning regulations in general as to what is allowed in the rural residential zone and we can't make any judgments as to what he proposes to do with the property and that we can't give him any thoughts as to whether some use is allowed or could be approved by some sort of hearing.

Shaun read the Home Occupation section of the zoning and was told that all of these conditions have to be met for approval of a home occupation. Next the allowed uses of the commercial district are reviewed as well as the use's by special exception.

Ben asked about a variance; Shaun read the variance section of the zoning. Frank informed Ben that this is the purview of the ZBA; the ZBA's stance on discussing any issue brought before them for consultation is the individual(s) must own the property. Shaun explains the Hill Land Use Boards don't want to be in the position of a purchaser buying a piece of property because they think a use would be easily approved because they heard or interpreted



something and then fail to get approvals by the ZBA or Planning Board. Ben understands and thanks use for taking the time to explain Hill's Ordinances.

At 8:10 having not had a quorum to open a public meeting the members present head home.

Respectfully Submitted

Shaun Bresnahan