

June 21, 2007

Hill Planning Board Meeting Minutes

Members Present:

Bob Helmers (chairman)	Seymore Goldberg
Denise Robie	Bob Walsh (alternate)
Judith Brodeur	Mike Brady (selectman)
Bill Henry (secretary)	Tom Whitman

Public Present:

Waneta Calley	Linda Jean
Gary Fouts	David Thomson
Steve Farris (selectman)	

Public Hearing: John Morrison gravel pit.
Public attending: Wanda Calley, Linda Jean

Bob H. opened the public hearing at 7:10. Bob briefly explained the history of the site as related to John Morrison's ownership. The initial permit required renewing every two years. Recent re-permitting modifications are mostly reclamation conditions and a 2020 closure date.

Linda Jean (an abutter to the north end of the pit) stated that she and her husband Ronald Jean have had issues with the pit operation. A Morrison employee had moved equipment onto their property and began to cut some trees. Linda stated that the event happened a year to a year and half ago. The State police were notified and they reviewed the location with Linda's husband and spoke to John Morrison. A letter dated June 18, 2007 was received by the planning board from the Jeans describing the complaint. Linda said that the pit is often left open and showed pictures (still on a digital camera) of the pit with the gate open and no one was working there. She has also seen children riding bicycles in the pit and further expressed safety concerns with steep and presumably unstable slopes.

Waneta Calley (an abutter on the east side of the pit) was concerned with conditions around a well that she has rights to on the Morrison property. A letter had been received by the planning board from Waneta to this concern. Bob H. explained that the well is shown on the plan and measures were taken to protect it and John Morrison had indicated at the last meeting that there is a protective berm above the well.

To address these complaints and concerns, the planning board will:

- Speak to John M. about the trespass issue with the Jeans. Pit operations need to maintain a 10' buffer from approving abutters, and 50' from disapproving abutters.

- Will notify the Jeans when conditions for permit renewal have been agreed upon With John M. for them to review.
- Where there appears to be no immediate problems around the well, it will be reviewed during the planning board's inspection in the spring.

The public hearing was suspended at 8:05, pending resolution of the complaints.

Gary Fouts: Gary came to the planning board to investigate his options if he were to purchase the Lavin Property on Commerce Street, a recently closed business that had included a pizza restaurant, beauty parlor and office space. Gary's plans would convert the space to apartments and a small Laundromat. A cursory review of the zoning regulations did not reveal any issues with this intent, but would require a site plan review. Gary was provided with a copy of the site plan review regulations.

Steve Farris: Steve discussed the selectman's intent to sell three lots owned by the town that were taken for taxes.

R13- 37, King Road

R3-9-9, Borough Road

R3-12, Borough Road

The King Road property is on a class VI road, the Borough Road properties are on a class V. There appeared to be no opposition by the planning board to the sale of the lots.

Steve Farris, David Thomson: Steve indicated that he wanted the planning board's opinion concerning an issue raised by David that his home business is being taxed as commercial, but is in the residential zone. There was much conversation back and forth as David expressed his opinion and the question was raised as to how other home occupations in town are taxed. Bill H. and Seymour G. expressed a desire to hear the reasoning for this explained by the assessor or town attorney before an opinion could be given.

Then Steve gave his opinion concerning David's recent inquiries to having the two lot subdivision that was done to the property dissolved. Steve felt that it should be taken care of to David's satisfaction given the complications involved, an odd shaped lot and frontage needed by a road that was never constructed to the plan requirements. Bob explained that due to the multiple dwellings involved, a special exception for having two residences on one lot (Article V, B7) would have to be looked into before dissolving the subdivision could be considered.

Secretary's report: A new driveway permit application has been received for R06-06 on Murray Hill Road from Gary David. This new driveway will change the access to the lot behind that currently shares the main driveway.

Chairman's Report: Norma Kane has resigned as the board's assistant. There was general agreement to hire a replacement. Denise will supply the former job posting so it can be updated and reposted to advertise the position. A brief discussion concerning the wages for the job, currently is \$7.50 per hour. No move to change it was made, but should be looked at.

Mail included information for the annual conference set for November 7-9. The book "Knowing the Territory" is available and the board voted to purchase a copy. CIP committee notice for volunteers has been posted with the first meeting set for July 10. This should require 4-5 meetings.

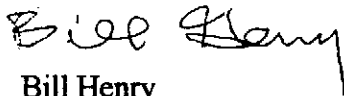
Road Committee meeting: Bill reported that the committee reviewed information from Provin & Lorbin an engineering firm and from Lakes Region Planning Commission. A decision was made to pursue what the LRPC had to offer and a letter from the selectmen will have to be sent to initiate the program.

Morrison Gravel pit: A brief review of what need to be done after today's hearing, safety issues need to be addressed, enforce the 50' buffer on the Jean property, and the escrow will remain as is.

The Circle Three Gravel pit: An inspection will take place on Wednesday July 11. Members are to meet at the pit at 5:30 PM.

Approved minutes from last months meeting, adjourned at 10:20 PM.

Respectfully Submitted,


Bill Henry