

July 19, 2007

Hill Planning Board Meeting Minutes

Members Present:

Bob Helmers (chairman)	Seymour Goldberg (alternate)	Gene Seip
Denise Robie (vice chair)	Bob Walsh (alternate)	Dave Maloof
Judith Brodeur	Mike Brady (selectman)	
Bill Henry (secretary)	Tom Whitman	

Public Present:

John Lynch	Pat Lynch	Gary David	George Robie
Gerry Desrochers	Steve Farris (selectman)	Alice Farris	Donna Goldberg
Raymond Judd	Martin Judd	Duane Gerenser	
Monroe Wtaker (SVE Associates)			

Minutes: Review minutes from June 21 regular meeting and the July 11 Circle Three gravel pit inspection. Both were approved with typographic corrections.

Preliminary subdivision review: Raymond and Martin Judd presented plans with revisions suggested at the May regular meeting. There appeared to be no major issues with the plan that would add acreage to Raymond's current lot and create two additional lots on the Borough Road (R3-19)

Gravel Pit: John Morrison's gravel pit application (R1-28) was approved with changes as a result of last months regular meeting (see attached)

Master Plan: Adam Kurowski from LRPC brought in a preliminary copy of the master plan for review. Bob Helmers suggested that the review should be limited to grammar, spelling, format and layout. Adam thanked Marie Stanley for her work on the historical chapter. When approved, ten final copies will be provided by LRPC, additional copies will be available for sixteen dollars each.

Windy Peaks Development: [Due to the potential for this proposal to eventually go before the zoning board, Bob Helmers (also zoning board chairman) stepped down. Vice chairperson Denise Robie ran this portion of the meeting] Duane Gerenser presented conceptual plans for an equity ownership based community with its potential location on Keezar Road (R8-10 and R8-12). Monroe Whitaker from SVE Associates sat in acting as his consultant. The premise was that investors would own the 150 acres of land comprising the two lots. Twenty homes would be built with each ten investors owning one fifth of a unit, and schedule use based on this share per year. The community is in part based around horses and riding. A community barn and paddock would be constructed. The current barn would be converted to guest quarters; the house would become a dining facility and clubhouse.

Questions and discussion led to some of the following points:

-The homes would be 3200 to 4200 square feet approximately 1.8 million each. A New England farm concept would be followed for the layout and style.

- Fourteen to fifteen stalls for horses.
- Full time residents may include a caretaker, a maintenance manager (to hire contractors) and potentially Duane.
- Interested in this particular lot because of views, remote location yet close to other activities.
- Keyzar Road would be upgraded further along to the condition currently maintained by the Pesinskis. Other road discussion included requirements for fire and emergency vehicle access. The main road through the community (Keezar) would remain a town road (currently class VI). Other roads would be constructed for most of the homes.
- Additional police and fire protection would be generated. It was Duane's opinion that additional tax revenue would offset any additional cost.
- How many septic systems and wells to support the homes appear to be undecided.
- Some discussion concerning if the business would be considered commercial. It was unclear how this venture would be classified.
- The stables would be constructed first and then building and selling three houses at a time over a two year span.
- Advertising would be directed 30% Boston, 30% Southern New England (Connecticut), 30% Europe, and 10% other.
- Among financial issues discussed; potential for foreclosures, future sales of units going forward done by whom.
- Community bylaws would be created governing activities on the property with items such as limiting the amount of shares owned by one investor. Town input to initial bylaws would be accepted.
- Basically equestrian use.
- Trash collection? Would there be an impact on the transfer station.

Discussion in relation to current zoning and where such a development could be applied, if there are none, to what could a variance if applied for be based on? Steve Farris suggested developing specific or amending current zoning. Potential for a special town meeting to achieve this end was discussed.

The presentation was ended at 9:48.

The planning board, with some input from the remaining public reviewed permitted uses and special exceptions in the rural residential zone. There did not appear to have any direct application to the Windy Peaks plan. What would be the role of the planning board if such a development proposal was made? Under the current regulations what action could be taken? Mike Brady felt that when the idea was revealed to the selectman, it at least deserved consideration and not dismissed out of hand, this meeting was one forum to do that.

As a result of the discussion and review of the regulations it was moved and seconded that "Based on the information presented the planning board does not believe the proposed land use falls within permitted uses or special exceptions under the current zoning ordinance".

Other business:

Gerry Desrochers reminded the board that last meetings minutes were not available in 6 days.

Secretary's report: One driveway permit application was reviewed by Dean, and will be approved for construction for Gary David. One new application has been received and has yet to be reviewed.

Bob Helmers discussed an entry in the June 26 selectmen's minutes where Steve Farris reported that when he had discussed the subject of a home business being taxed as commercial property with the planning board at their last meeting, the fact that he thought it was unfair was well received. The planning board made no such motion or implied consent on the matter.

Mike Brady explained some of what the selectmen have found out on the subject .

The public hearing for the sale of town properties taken for taxes discussed at last months meeting has been set for August 7.

The notice to hire someone to take care of the meeting minutes will be posted. A flat fee for each event will be set at about \$50 to \$60.

Circle Three gravel pit: The agreed to hours of operation were called into question. When the pit expiration date is reached an application for renewal will require a special exception. The board received a letter of complaint from Virginia Garfield.

CIP: The committee has been formed and will meet on July 30 at 6:30 PM.

Other business: Bob Helmers suggested that the members start thinking about revising the home occupation section of the zoning regulations. We should limit the focus on one subject this year.

The meeting was adjourned at 10:20

Respectfully submitted

Bill Henry

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