

November 15, 2007

Hill Planning Board Meeting Minutes

Members Present:

Gene Seip

Bob Helmers (Chair)

Denise Robie (Vice Chair)

Bill Henry (secretary)

Mike Brady (selectman)

Public Present:

*Steve Farris (Selectman)

* Steve left after saying that when the board had time, he would like to discuss something. When the opportunity arose later, Steve appeared to be busy in another meeting.

Meeting was opened at 7:05 PM.

Chairman Report:

- Bob has ordered the new Land Use Regulation books.
- Bob provided some information supporting the premise that a road does not create a boundary if it passes through a lot. This was discussed during last month's regular meeting in reference to David Thomson's subdivision intent. Concern was also expressed that in this case, it would not improve the situation.
- A memo from the Selectman's office was received looking for input from the Planning Board for their proposed Web site.
- The CIP committee has completed their task and is waiting for Adam from Lakes Region Planning to review the document. The Planning Board will have to approve it and present it to the Budget Committee.

Bob left the meeting and Denise took over as Vice Chair.

Minutes: Review minutes from the October 18 regular meeting. The minutes were approved with a minor correction submitted by Bob.

Secretaries Report:

- Two new driveway permit applications have been approved for construction, one on Lynch Road R04-18, and one on Snow Road R10-31-2. Some discussion ensued about the location of the Lynch Road application.

General Discussion:

- The board talked about a wind powered generator erected on Murray Hill Road. How do they fall in our zoning? What would be done if a request involved multiple units?
- Gene returned the Ragged Mountain expansion proposal information. Bill will return it to the Planning Board office after the meeting.
- Denise discussed potential clearer zoning for signs. There is seemingly no discretion for appearance, only size and lighting are mentioned. How can a sign's appearance be taken into consideration and be appropriate for its location?
- Discussion concerning Selectmen's ordinances vs. zoning.
- Discussed driveway inspection procedures.

The meeting was adjourned at 8:10.

Respectfully submitted

Bill Henry

November 15, 2007

Hill Planning Board Meeting Minutes DRAFT

Members Present:

Gene Seip	Denise Robie (Vice Chair)	Tom Whitman
Bob Helmers (Chair)	Bill Henry (secretary)	Seymour Goldberg (Alternate)

Public Present:

Steve Farris (Selectman)	Gary Fouts
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Meeting was opened at 7:15 PM.

Chairman Report:

- Received letter from the State asking for comment on an application for expansion from the Circle 3 gravel pit.
- Received invoice for CIP from Lakes Region Planning. Bob will give it to Linda (Selectman's assistant) to be paid from the correct funding source.

Secretaries Report:

- The Road study committee has completed its task given at last years Town Meeting. The committee had accepted the results Lakes Region Planning's road inventory, and recommended starting with the sections with the worst rating, investigating drainage issues and shimming as necessary.

Gary Fouts: Gary was given a copy of his approved site plan review application for the apartments on Commercial Drive. Since, he has now decided not to keep the restaurant, and convert that space to a two bedroom apartment, and four storage units (to be rented to the general public). Seymour asked what the lot size . According to the plan done by Iron Works Septic and Survey (site plan for Ralph and Bethany Lavin) it is .45 of an acre. This would not be adequate according to zoning regulations requiring 1 family per 5000 square feet. The current (2) one bedroom, (1) two bedroom and one eat in restaurant could be amended to (2) two bedroom, (1) one bedroom and storage units. This would require eliminating one of the single bedroom units and converting the space to storage. The square footage of the current single units was questioned and found to be just over the minimum.

Gary was advised that he would have to reapply to initiate the change with the amended use. Discussion concerning what could be stored in the storage units. What is the potential for hazardous materials?

CIP: Bob asked if there was any further input. Steve Farris pointed out that there was a significant reduction in the road improvement amount due to the road study committee's recommendation. Steve offered to show the minutes from the last Road Study Committee, but was unable to find them.

Minutes: Review minutes from the November 15 regular meeting. The minutes were approved as submitted.

Steve Farris:

- Reported that the Selectmen have received a building permit application with a septic design that is four years old (2004) on shop road. Is it still valid? The regulations concerning this will have to be looked into.
- Suggested a zoning amendment to make "alternative energy generation" a permitted use. When asked what types of energy this would be for, "wind, solar, geothermal and hydroelectric". Seymour asked, "What about wood fired plants"? Steve said they could be left out if you don't like them. The zoning would allow for a commercial operation to generate and sell electricity. Bob felt that the only feasible energy generation for this area would be wind or solar power.

Seymour suggested that perhaps it could be added as a special exception, so a hearing process would follow any request. Bill and Bob both agreed that such a zoning amendment should be looked at closer, and after reviewing the available time before Town Meeting, the amendment would have to be written tonight and posted the next day. There was general agreement that more research will be needed. Bob suggested that this topic could be added to next year's list of zoning amendments to be looked at.

General discussion: What about cell towers? Can they be stopped if Hill was chosen as a site for one? They can be regulated but not disallowed.

The meeting was adjourned at 8:55.

Respectfully submitted
Bill Henry