

Planning Board Meeting & Hamlin Public Hearing Minutes

April 18th, 2023

7:00 PM

8:30 PM

Members Present: Dustin Batchelder, Keisha Garnett, John Bonanno, Guy Lehouillier, Myles Heard, Carol Goode showed up around 7:15.

Three others signed in for the Public Hearing.

Keisha opened the public hearing at 7:00 PM for Kevin Hamlin's amendment to his CUP, reading the opening statement. Also stated that Myles will be stepping in as a full board member tonight, since Carol is not present. If she shows up, she still will not be able to vote.

Kevin H. started off by explaining his proposed amendment. He would like to change the temporary tent to a permanent structure with a foundation. He feels that with the location being so elevated, it would be safer than a tent when it gets windy. A board member had asked if there would be walls, Kevin stated that there would be a frost wall and some sort of temporary walls that could be folded up and down for really windy days, and a wooden ceiling. His plan for the floor would be to try grass clover and then have a separate wooden dance floor that can be moved. There were concerns from board members that the clover would not last with everyone walking on it, but Kevin said he would like to give it a try.

Paul Hussey was present in the audience and asked where his lot was compared to Mr. Hamlin's. Terry showed him on a map where they were in comparison to each other. Paul asked what type of zone they were in and the board responded that it was Rural Residential, hence the need for a Conditional Use Permit. **Mr. Hussey has concerns on how big the structure is and if this will continue to grow. He explained that he moved here in 1979 to get away from the loud noise, and feels that the wedding venue will create the noise he wanted to avoid. He wants to have his daughter and grandkids to be able to enjoy their time up here in Hiram. Several board members that attended the site walk last year, assured him that the noise was not a problem and could not be heard from surrounding areas.**

Keisha did remind everyone that this meeting was to only discuss the change from the tent to the permanent structure, as all the other concerns were addressed at the first PH for the original CUP.

Question: How many weddings?

Answer: None yet, they won't start until 2024.

Question: How many people will this venue hold?

Answer: Planning on 150.

Mr. Hussey spoke again expressing his concerns on hearing people "partying in the woods", and asked where the guests will be parking. He was told that they would be bussed from a separate location. **Mr. Hussey was frustrated and stated that he did not receive a notice of the original PH for the CUP, or else he would've been there and expressed his thoughts then. Terry looked back in the files and**

showed him the mailing list from back in November of 2022, with his name and address being on there. The board apologized for him not receiving the notice.

There were no other comments or questions.

PH closed at 7:15.

Myles and Carol took a minute to look over the CUP and get caught up, as they were not on the board for that.

A board member asked why the proposed permanent structure was so much bigger than the tent, Kevin explained that the tent did not have much room, so this new structure would give more room for dancing and such. The tent was going to be 46'x66' and the permanent structure would be 85'x45', adding around 800 more square feet.

A motion was made to approve the amendment to Kevin Hamlin's CUP. All members in favor.

Amendment approved.

Terry and Emma will work on typing up the amendment and have Keisha sign, and call Kevin at some point to have him come sign as well.

Guy spoke up to Mr. Hussey as he was leaving to tell him to please come to the board if he has any concerns about this once the ball gets rolling. He assured him that the board would listen to him and they wouldn't want him to sit on it.

Mr. Hussey brought up covenants about subdivisions being made up there and concerns about the noise. Members of the board explained that unfortunately covenants die out with deeds and the town cannot enforce them.

Emma swore in Carol Goode as a full Planning Board member.

Minutes from April 4th meeting were reviewed by board and approved as is.

There is a Special Town Meeting on May 4th to discuss a Fire Department Ordinance and possibly the Additional Dwelling Unit Ordinance, if the planning board can agree to place on the Special Town Meeting warrant.

Terry explained that all bills are on hold as of right now because the legislature convened and will only reconvene for an emergency or a special session. Currently the state passed the law and will be in effect July 1st, 2023, but does not have any guidance for municipalities to adopt. Discussion went back and forth between keeping Article 5.1 as is for the ADU's, or changing it. Some members explain that we keep it as is until we get guidance from the state, and some members wanted to change it now and bring it to the Special Town Meeting while it is scheduled.

A motion was made to hold off until we get guidance from the state, and Guy follows the law as best as possible.

Board voted a 4-1 vote, with 4 in favor.

Keisha reminded board of the Public Hearing on May 2nd for Scott and Heather Payne's CUP. Terry reminded members to bring in the application on May 2nd to review.

Terry mentioned that there was a business in town advertising online that they sell baked goods, and have posted hours of operation and prices. She would like to know how the board feels about reaching out to the owner and respectfully request an application for a CUP, as it is only fair that everyone else has had to go through the process.

The board agreed that it was fair, a motion was made to have Emma & Terry reach out, approved.

Keisha asked if we could add the marijuana ordinance to the end of the Agenda on May 2nd, so the board could review that again. Terry stated she will add that.

Meeting adjourned at 8:30 PM.

**Respectfully Submitted,
Emma Ouellette**