

Planning Board Workshop Minutes

May 15th 2023

7:00 PM

8:35 PM

Members present: Myles Heard, Dustin Batchelder, Keisha Garnett, John Bonnano, Guy Lehouillier, and Carol Goode

Others Present: Scott and Heather Payne, and Karen Batchelder

Meeting minutes from May 2nd were approved as is

Terry stated that after the last meeting, she looked into the matter of doing finding of facts before or after the board votes on a Conditional Use Permit, and found that you can vote BEFORE doing the Finding of Facts.

A motion was made to approve Scott and Heather Payne's CUP application to run an AGRI-tourism farm on their property located at 1912 Pequawket Trail.

Terry will send Heather and Scott the CUP and have them sign, as well as Keisha.

The board looked at a draft of Finding of Facts that Terry and Emma put together last week. Conversation went back and forth on what the board thinks is needed in the Finding of Facts and what is not needed. Some members felt that there were too many details included and it did not need to be that lengthy, while others thought that the more information and detail there was, the better, so that the board was safe-guarded in case any problems arise.

The board came to a decision to accept the draft Finding of Facts that was written up, for now, with some minor grammar corrections, and adding two articles from the Town of Hiram's Zoning Ordinance. The board meets with the town Lawyer next week pertaining the Finding of Facts for the Schnell's, and will get some input from her as to what needs to be in the Finding of Facts and what does not, so that in the future they can better write the Finding of Facts.

Terry and Emma will make the revisions to the Finding of Facts and send it out to the board, then have Keisha sign them.

The board looked at a new Conditional Use Permit Application from Stephanie Biggs to operate her Therapeutic Massage and Holistic Healing Business out of her home on King Street, that was previously located in Standish. This is an after-the-fact permit, as she has been running the business out of her house for a few months and a member of the board came across the business while looking for a property on Google Maps. Guy made a point that Stephanie should submit a Change of Use Permit because she has changed a residential portion of her home, into a business.

Members of the Planning Board went back and forth on whether they think the application is complete or not. **A motion was made to not accept the application as complete, and have the Code Enforcement Officer reach out to Stephanie to ask her to fill out a Change of Use Permit, and then follow up on the matter at our June 6th meeting. That will give the CEO time to contact her, as well as complete the inspection that comes with the Change of Use Permit.**

Keisha reminded the board of the meeting on May 23rd with the town Lawyer to discuss the Finding of Facts for the Schnell's.

Keisha also reminded the board of the Public Hearing on June 6th for Todd and Kim Fagerland, to operate a wedding venue out of their barn, on their property located at ~~48~~ 287 King Street.

Keisha also reminded the board that we are holding off on working on the Marijuana Ordinance until we have a slow period, and not so many Public Hearings, so that the board can better focus on it.

Meeting Adjourned at 8:35 PM.

Respectfully Submitted,
Emma Ouellette