

Planning Board and Public Hearing

Meeting Minutes

July 24th, 2023

7:00 PM

8:30 PM

Keisha Garnett, Guy Lehouillier, John Bonnano, Dustin Bachelder, and Myles Heard present. Carol was absent.

Others Present: Stephanie Biggs & Bryan Bizer

Keisha opened the public hearing at 7:00 PM for Stephanie Biggs requesting a Conditional Use Permit to operate her business, Kosmetikos Massage and Holistic Therapy, out of a portion of her home, located at 48 King Street, Hiram ME.

A motion was made that Myles act as a full voting member for the night, as Carol is out. Motion was seconded and passed.

Bryan spoke on behalf of Stephanie. He explained that they were operating their business in Standish since 2007, and once COVID hit, they decided they wanted to move the business to their hometown, that way it was easier for both him and Stephanie and there would be much less overhang. He said that they were unaware that they needed permits through the town to run out of their home because they knew that the previous owner, who is now deceased, ran a Barber shop out of the home, so they figured they were all set. Bryan explained that once they found out that they needed these permits, they took all ads out of the papers, and stopped taking clients, other than the occasional regulars that they see on a regular basis. They only have a small sign outside of their home and don't plan on making it any bigger because they want it to blend in with the area. Bryan explained that he is a Licensed Massage Therapist and Stephanie performs Reiki and is a Skincare Consultant as well. Their normal hours of operation are Tuesday, Wednesday, Friday all day, and Saturday & Sunday only half day. They are closed on Monday and Thursdays.

Keisha asked Bryan and Stephanie is they were licensed and had all the proper licensing through the state to be operating. They explained that they were licensed, but the business itself did not need a license through the state because they were no longer performing Aesthetics. They had an establishment license at the Standish location to perform Aesthetic services, but they no longer offer that since moving to their home. Stephanie explained that she has yet to update the website and remove those services.

Guy asked what the difference was between a "skincare consultant" and an "aesthetician". Stephanie explained that as a skincare consultant, she can recommend products or treatment to clear a client's skin and tell the difference between different types of moles/skin tags on client's face/body and be able to recommend a dermatologist to help with them, or some other type of treatment. An aesthetician cleans and exfoliates the client's skin and can do waxing as well. Stephanie said she does not plan to add Aesthetics back to the business, but if she does, she will go through the licensing

process with the state and inform the town. She said she will double-check with the state if a “skincare consultant” needs the aesthetics license, but she is almost certain they don’t. There were no further comments or questions. The Public Hearing was closed at 7:12 PM.

Minutes from the June 26th meeting were approved as typed.

The board discussed the draft Findings of Facts for Kosmetikos that the secretary typed up prior to the meeting.

Keisha asked about parking and septic. Guy said he has seen the property and there is plenty of room for parking. Bryan and Stephanie said that they don’t have a lot of people there at once because it is appointment only, and they have plenty of room on their property for them to park, and ask that they don’t park on the road, because there is no need.

Bryan said that the septic tank is 1,500 gallons. Guy said that is plenty sufficient for the business they are operating.

Section 1.3.2 and 6.7.3.4 in the Findings of Fact were approved with edits by a vote of 5-0.

The board set the following conditions:

- 1. All necessary licenses must be obtained and maintained as required by the state.**
- 2. They must follow all state and local regulations.**
- 3. Any signage must comply with the Hiram Zoning Ordinance.**
- 4. Any changes to the current Conditional Use Permit must be brought back to the Planning Board.**

A motion was made to accept the Findings of Facts with the edits and conditions applied. The motion was seconded and passed.

A motion was made to approve the Conditional Use Permit. Motion was seconded and passed.

Emma stated that she would type up the Conditional Use Permit and let Stephanie and Bryan know when it is signed and ready to pick up.

Karen Bachelder’s Findings of Fact were signed.

The board discussed the on-going issue with the business that is being run out of someone’s home on Hampshire Street. They still have not heard back from the owner. The board decided it would be best to research state laws on selling food from your home, and from there have the secretary type up a letter requesting them fill out a Conditional Use Application and informing them of the laws.

The Marijuana Ordinance was briefly looked at, but no changes were made. The board questioned the need for the ordinance and what the enforceability is for people to even follow it.

After discussion, they decided to investigate other towns’ enforceability on town ordinances and what procedures they take. A workshop was scheduled for August 14th at 7:00 PM to go over ordinances.

Meeting adjourned at 8:30PM

Respectfully Submitted,

Emma Ouellette