

## Planning Board Meeting Minutes

September 18<sup>th</sup>, 2023

7:00 PM

8:15 PM

Keisha Garnett, Guy Lehouillier, Carol Goode, John Bonanno, Dustin Bachelder, & Myles Heard Present. Mallory & Shane Day present for a short period.

Board reviewed minutes from the August 14<sup>th</sup> workshop and voted to accept minutes as typed.

Board reviewed a Conditional Use Permit Application that was submitted by Mallory Day. She is requesting one to own and operate a one-chair hair salon out of the basement of her home located at 349 Notch Road.

Board voted to accept the application as complete.

The Public Hearing date was set for Monday, October 9<sup>th</sup> at 7:00PM. Carol stated she was not able to attend, and confirmed with Myles that he would be able to come so that he could be a member in her place.

Guy presented an issue that he is facing within the Town of Hiram Zoning Ordinance. There is wording within it that states what the setbacks are for public and private roadways both with different values; however, the Shoreland Zoning does not specify setbacks for private roads. Discussion continued between board members on how to resolve said issue and eventually came to an agreement that everything should be uniform across the board as far as the setback distances, as well as including some sort of wording to account for private roadways in the Shoreland Zoning.

Guy stated that he would add this change to the list of things to bring to the annual Town Meeting to be voted on.

Emma followed up with the board about changing the formatting of the Finding of Facts and having only the chair sign instead of the whole board, so that it would be easier to get it signed in the 30-day time limit.

The board agreed that was a better idea and voted to change the formatting to the chair signing the final draft of the Finding of Facts after it is voted approved by the entire board.

Keisha asked for an update on the on-going issue that the Planning Board is facing regarding the business that is being run out of a resident's home that is not permitted through the town.

Emma stated that since sending the owner numerous letters and providing Conditional Use Permit Applications to her, it has been radio-silence. It was observed that the owner is still advertising online that she is still operating her business, and that in the summer months, she primarily sells at farm stands, but continues to run out of her home during that time, and throughout the rest of the year. The board collectively agreed that it would be appropriate that the Code Enforcement Officer send the owner a notice of violation. Guy agreed that he could do that, and he will draft up a letter to present to the Planning Board before sending it.

Emma stated that she is aware that there are strict guidelines/rules that need to be met and followed to run a food business from your home.

The board looked at a draft that Guy presented on the Marijuana Ordinance. Discussion continued regarding food products within the Marijuana industry. Several board members said that they would like to do more research and meet again to discuss the marijuana ordinance.

Meeting adjourned at 8:15 PM.

Respectfully submitted,  
Emma Ouellette