



**Town of Hartland
Planning Board Meeting Minutes**

Thursday, Nov 17, 2022 6:30 pm

In attendance: Robert Harris, Robert Spencer, Beverly Spencer, Steven Urtel, Code Enforcement Officer - Michael Hartman, Town Supervisor - Rose Annabell, Attorney David Haylett, and Secretary Jennifer Mason.

Public attendance: Joseph Mahar, Lindsey Mahar, Joey Mahar, Jack Beecher, Peggy Zaefel, Ronald Clemens, and Raffaella Clemens.

The meeting was called to order by **Chairman Robert Harris** at 6:44 p.m.
Chairman Harris read the notice of the public hearing.

Public Hearing:

Joseph W Mahar - Mahar Excavating Inc & Septic
8505 Chapman Road Tax Map # 56.00-1-38

Application for Site Plan Approval and Resident-Owner/Operator Business Permit to sell topsoil, mulch and aggregate stone

Joseph Mahar said that they plan to offer different color mulch, stone and topsoil. The stone would be different sizes and available for pick up.

Chairman Harris asked Mr Mahar if his neighbors would have issues with looking at the piles? Would a visual barrier be considered? If trucks are coming in and out often a dirt driveway will kick up a lot of dust, how can that be minimized? What does he guesstimate the daily traffic would be like?

Mr. Mahar said they are willing to plant trees, and they plan to keep the North side free of that. They can ask Veratti farms to plant corn every year. They would like to black top in the future, for now they can keep a water truck there and keep the driveway watered down. In regards to the daily traffic Mahar stated it is hard to tell that as of now.

Chairman Harris asked if there were any comments from the public?

Ronald Clemens, a neighbor, asked how this would be set up?

Mr. Mahar said we would like bins out front so people driving by can see that they are available.

Mr. Clemens asked if a semi could get in there and turn around.

Mr. Mahar stated we are going to move the driveway to the middle.

Raffaella Clemens, a neighbor, stated that they are hoping Mahar can keep the noise down.

Mr. Mahar replied that they can plant trees from the road to the back of the pole barn.

Mrs. Clemens agreed with the solution of planting trees along the property.

Town Supervisor, Ross Annabell, inquired about the machines they will use, and asked if they will be used daily.

Mr. Mahar replied that he hopes they are used daily, and that it is hard to tell at this time.

Attorney David Haylett asked Mr. Mahar if he will be crushing stone and how will the topsoil be made?

Mr. Mahar said no they will not be crushing stone and that they will be screening the topsoil. Mr. Mahar added that a person is legally allowed to remove 1,000 tons of soil from the ground. Over that amount will require a mining permit.

Attorney Haylett followed up asking what Mr. Mahar does with the materials that were sifted from the topsoil.

Mr. Mahar replied that the sifted material becomes hard fill, which people will purchase.

Mr. Mahar asked if there is a certain size arborvitae? Mr. Mahar does not want small ones.

Steve Urtel asks about a scale?

Mr. Mahar states our loader has a scale in it. We probably won't get big enough to install a scale.

Planning board members review the business plan.

Chairman Harris stated that the board is going to defer this decision and keep the meeting open until the January 19th 2023 meeting.

With no further comments, Chairman Harris adjourns the public hearing portion of the meeting at 6:58 pm

Ronald and Raffaella Clemens - Neighbors, 3159 Quaker Road

Chairman Harris opens the regular meeting at 6:59 pm

Chairman Harris asked Town Supervisor Ross Annabell about a flier they received with information regarding the solar project.

Town Supervisor, Ross Annabell said the permit for the solar project will be submitted next year, then they have a year to approve or disapprove.

Bob Spencer asked when we work on the comprehensive plan can we address zoning for AirBnB rentals and Bed and Breakfasts(BnB)?

Peggy Zaepfel, Zoning Board member, said that she worked for the Health Department. BnBs are owner occupied, meaning the owner of the BnB lives there. An AirBnB is a vacant home available to rent as a whole. The Health Department inspects BnBs, due to cooking for the tenants. The owners typically supply breakfast. A rental home (AirBnB) is where the renters cook their own food, the Health Department is not involved. .

Chairman Harris asked if the board could speak with the attorney who is assisting with the comprehensive plan.

Supervisor Annabell said we will get them in here to discuss.

B. Spencer made a motion to adjourn the meeting, **S. Urtel** seconded.
Ayes: 4 Nays: 0

Meeting adjourned at 7:15 pm

Next regularly scheduled meeting to be determined.

Respectfully submitted,

Jennifer Mason

Jennifer Mason
Planning Board Secretary