

PLANNING BOARD
November 18, 2021

MEMBERS: Robert Harris

Robert Spencer
Beverley Snell
Margaret Darroch - Absent
Michael Hartman – Code Enforcement
Anthony Serriani, Attorney
David Haylett, Attorney

The meeting was called to order by Chairman Robert Harris at 6:42 p.m.
Chairman Harris read the notice of the public hearing.

Public Hearing #1:

Timothy Kovacs & Trudy M. Hurley
2451 Quaker Road Tax Map # 42.00-1-16.112

Application for Site Plan Approval and Resident-Owner/Operator Business
Permit to sell tie dye shirts, artwork, and handmade gifts.

Trudy Hurley stated that they want to sell their artwork to people who enjoy it. It is a small business, nothing major.

Chairman Harris inquired about the parking and signage on the property. Hurley commented that there is plenty of parking and that they have one sign in the driveway.

Code Enforcement officer Michael Hartman commented that the sign in place is no bigger than the size of a Realtor sign, is movable and not lit.

Planning board members review the business plan.

Chairman Harris asked if there were any comments from the public? With no

further comments, Chairman Harris closed the public hearing at 6:48 pm

Chairman Harris opens the second public hearing at 6:48pm.

Public Hearing #2:

Jill Barnett
3882 Carmen Road Tax Map # 85.00-1-7.22

Application for Site Plan Approval and Resident-Owner/Operator Business

MOTION by Beverly Snell, seconded by Robert Spencer that the proposed action is an Unlisted action under SEQR, and that the Board determines the proposed action would not result in any adverse environmental impact.

Ayes: 3 Nays: 0 Carried

MOTION by Robert Spencer, seconded by Beverly Snell, that

WHEREAS, the Planning Board has determined that the allowed use will not be disruptive to the use and enjoyment of the properties in the general neighborhood, the value of those properties, or to the overall character of the neighborhood,

NOW THEREFORE, IT IS HEREBY RESOLVED, that the Town of Hartland Planning Board hereby approves the application of Mr. Timothy Kovacs & Ms. Trudy M. Hurley for Site Plan Approval for Resident-Owner/Operator Business Permit. Ayes: 3 Nays: 0 **APPROVED**

Chairman Harris, Public Hearing #2:

Chairman Harris asked for Attorney Haylett's thoughts.

Attorney Haylett stated he does not think it is permitted under the town code. He submitted to the Board a memorandum indicating his findings to that effect.

MOTION by Beverly Snell that it classifies as unlisted with no significant environmental impact, seconded by Robert Spencer.

Ayes: 3 Nays 0

Chairman Harris stated you have done everything right. I think the Zoning Board would agree. The board members agree.

MOTION by Robert Spencer, seconded by Beverly Snell, that

WHEREAS, the Planning Board has determined that the allowed use will not be disruptive to the use and enjoyment of the properties in the general neighborhood, the value of those properties, or to the overall character of the neighborhood,

NOW THEREFORE, IT IS HEREBY RESOLVED, that the Town of Hartland Planning Board hereby approves the application of Mrs. Jill Barnett for Site Plan Approval for Resident-Owner/Operator Business Permit to conduct heavy equipment repair, excavating & tiling services.

Ayes: 3 Nays: 0 **APPROVED**

Motion by Robert Spencer, seconded by Beverly Snell to adjourn the meeting at 7:09 pm.

Ayes: 3 Nays: 0

Respectfully submitted,

Jennifer Mason
Planning Board Secretary