



Town of Hartland Planning Board Meeting Minutes

Thursday Jul 20, 2023

In attendance: Robert Harris, Robert Spencer, Beverly Snell, Steven Urtel, and Secretary Jennifer Mason.

Public attendance: David & Carey Hill

The meeting was called to order by **Chairman Robert Harris** at 6:38 p.m.

Site Plan Review:

David & Carey Hill -
9200 Ridge Road Tax Map # 71.01-1-38

Application for Site Plan Approval to change the use of structure from
restaurant to indoor storage.

David Hill: Provided the board members with a brief packet of information.

Hours of Operation: 7 AM to 7 PM.
Using existing parking and lighting
Security cameras will be installed

Currently: 16 temperature controlled units
Near future: 32 temperature controlled units will be added
6 units will be added in the existing building
Total Units: 52

Garage in the back is still for personal storage but could be future storage for town residents.

David Hill: In the future we would like to put 4 extra units unheated in the lean to.

S Urtel: Will there be any outdoor parking, like for RVs, campers

D. Hill: I don't think so. I prefer indoor storage over outdoor storage. I go with what is in demand.

R. Spencer: What is the ceiling height

D. Hill: 12 - 14 feet, it slopes.

D. Hill: Another thing I want to bring up is that a great thing that would be needed is a small scale laundry mat. However, the sewer system would be an issue, a water recycling system would be best.

B. Snell: It would be great for the community, especially with all of the rentals right there.

R. Spencer: I took a public survey once, and a laundry mat is in need.

D. Hill: We would have to search for a grant, like a community improvement grant.

D. Hill: We figured we would lease out the small space once everything is settled. We wanted a small coffee shop, parking is an issue, so it would have been a grab and go type shop.

R. Harris: I have some concern about the stairs on the side.

D. Hill: Once Bob is out of the building, which I'm not pushing him, I will omit those stairs.

R. Harris: For storage there is certainly enough parking available.

D. Hill: We have 221 units, 33,000 Sq Ft, in Albion, the most cars I've ever seen at one time was 2 cars. We will grow this place as much as we can. If we need to switch gears, we will switch gears in order to grow the businesses around here. Even laundry, if we do it, will be a small facility, maybe 6 machines. There are a lot of apartments in that area. Many residents have asked us to put in a laundry mat.

S. Urtel: How many parking spots are there?

D. Hill: There are about 7 right now. There is more room out back if the people needed to use that.

D. Hill: Any future plans are far down the road. We need to make money before we expand.

B. Snell: What about apartments?

D. Hill: I'm not sure about that. Parking may be an issue. We kind of stay away from apartments, it seems like a lot of headaches.

Carey Hill: If anything like COVID happens again it may not be a good thing.

B. Snell: Is the insurance high?

D. Hill: Not really, it is in our contracts with the storage tenants that they are responsible for their items. We only insure the building. They can get renters insurance to cover their items. Each tenant will have their own code to enter the building.

D. Hill: I'd like to do a Dickinson mural on the new block where we blocked in the old windows.

The board collectively thought that was nice and would be appreciated.

R. Harris: Any further discussion from the board or public? You cannot have a lite sign, a spot light on the sign would be fine. Mike will probably walk you through the rest.

Motion made by R. Spencer to approve the site plan, seconded by S. Urtel.
Ayes 4 Nays 0

Motion approved.

The board reviews last month's minutes.

A new binder is in the Planning Board cupboard with all past monthly minutes.

Comprehensive Plan:

R. Harris: I read the comprehensive plan twice today cover to cover. Everything in here screams we do not want solar. Adding solar is going to change everything.

B. Snell: It basically says we want to be rural.

R. Harris: We have to suggest something that allows this solar plan to be limited.

R. Harris: 31,000 acres of farmland, 3,000 for this solar project, this would be under 10% of the farmland we have now.

R. Spencer: We can limit the solar allowance to 10% of our farmland for example.

B. Snell: We don't know what else may be coming in the future, it may not be just solar. We need to set boundaries for any future project.

R. Harris: 94% of our town is agricultural acreage now.

Comprehensive Plan Changes:

- We want to limit the total amount of farmland to not exceed 10% for nonagricultural uses.

R. Harris: Let's set up an additional meeting during the day with Drew. I will reach out and see when he will be available.

With nothing further to discuss,

R. Spencer: made a **motion** to adjourn, seconded by **S. Urtel**.

4 Ayes 0 Nays

Chairman Harris closes the meeting at 7:51 pm.

Next regularly scheduled meeting will be Thursday, Aug 17, 2023 at 6:30 pm.

Respectfully submitted,

Jennifer Mason

Jennifer Mason
Planning Board Secretary