

September 17, 2020

The regularly scheduled meeting of the Hartland Planning Board was held on the above date at the Hartland Town Hall 6:30 PM

Members of the Board present:

Beverley Snell, Merle Snell, Robert Spencer, Margaret Darroch, Robert Harris, Chairman, Attorney Brian Seaman

Others present: Timothy Hill, James Blocher

Public Meeting

Owner/Applicant: Timothy Hill

Property Location: 9508 Ridge Road, Town of Hartland

Application: Special Use Permit and Site Plan Approval for a Resident

Owner/Operator Business to sell Christmas trees, conduct hayrides, and operate a small gift shop.

Chairman Robert Harris opened the meeting and Robert Spencer read the public notice, as advertised.

Chairman Harris asked Mr. Hill to state what his intentions were.

Mr. Hill said that the hayrides would be added at a later date, not at this time.

Chairman Harris stated that it is good to ask for all the things that he would eventually want.

Attorney Seaman noted that a Resident/Owner/Operator permit would limit the parking spaces to 3 and there could be a small sign, anything beyond that would require it to be zoned as a business. If the request was just to sell Christmas trees, then it is considered agricultural and does not require this permit.

Chairman Harris stated that selling Christmas trees would be considered agricultural and would permit for more parking.

Attorney Seaman asked if what Mr. Hill wanted, fit into this section of the code? The Christmas tree farm would be agricultural and there would be no restrictions for parking. The wood shop would be limited to 3 parking spots.

Merle Snell stated that he was concerned about parking on the road, would there be plenty of room?

Margaret Darroch asked where the entrance to the wood shop would be? What if there were separate parking for the wood shop from the Christmas tree lot?

Mr. Hill explained that the parking would be on the Carmen Road entrance.

Bev Snell asked if the gift shop would be open all year?

Mr. Hill said that the gift shop would be open, weekends, from September to January.

Code Enforcement Officer, Mike Hartman stated that this is not an Agri-business district.

Attorney Seaman said that the small gift shop meets the requirements with this board. The Christmas trees are considered agriculture, but anything bigger than that would require the property to be re-zoned.

Chairman Harris asked the board to approve this request and if in the future Mr. Hill would want to expand, then he would come back before the board.

Chairman Harris asked if anyone wished to comment.

With no one wishing to be heard, a **MOTION** was made by Robert Spencer, seconded by Margaret Darroch to close the Public Hearing at 6:45 p.m. Carried

Chairman Harris opened the Planning Board meeting.

MOTION was made by Robert Spencer, seconded by Margaret Darroch to approve the Resident/Owner-Operator Business Special Permit with the 3 car limit for the gift shop and unlimited parking for the Christmas tree lot, as per restrictions regarding the code. No on street parking. CARRIED

PERMIT GRANTED

Chairman Harris asked as to the status of the Cooke permit, CEO Hartman answered that the Cooke's had not come back with the required documents.

Motion to adjourn by Bob Spencer, **seconded** by Margaret Darroch, the meeting adjourned at 6:50PM

Respectfully submitted,

Cynthia S. Boyler

Secretary