

HOPE PLANNING BOARD

MINTUES OF MEETING

February 2, 2010

Present: Peter Sexton, Marty Cooper, Dick Brodis, Bill Pearse Jr.

CEO: Jon Duke

Meeting called to order at 7:00 P.M.

Everett Smith:

Mr. Smith wishes to move his bait shop business from Barnestown Road to Hatchet Mountain Road, where his new residence is located. There will be more parking, will have 4 bait tanks, hours of operations will be the same as before, early in the morning to about noon. Review of Home Occupation guidelines reviewed with Mr. Smith, in particular the issue of number of employees and signage.

Motion made to accept, 2nded, unanimously approved.

Julie Brown:

Mrs. Brown and her husband wish to open an embrody business at their home. Business will be primarily over the inter-net, over the phone, and by word of mouth. No plans for signage at this time. Delivers will be UPS and Fed-ex. Currently have large area that will allow for 20 or so parking places. Discussion of Home Occupation guidelines reviewed. No plans for add'l lighting other than the 2 existing outdoor lights.

Motion made to accept, 2nded, unanimously approved.

Josh Leavitt:

Josh Leavitt and the Town have had discussions about purchasing the old Fire Station located in Hope Corner. Mr. Leavitt is looking to expand his cabinetry business is interested in possibly purchase the Fire Station for \$15,000.

The Selectmen have suggested that the property be combined with that of Josh's brother Ben Leavitt who owns the adjacent property and operates a metal working business out of. Josh would own the building, with Josh and/or Ben owning the land together.

It was also proposed that there be 2 parking spaces leased from Ben to Josh to allow for parking next to the existing Fire Station.

Josh Leavitt said that he be the only person working and that he planning on having no employees.

Deliveries would be from local area material suppliers and he plans on making delivers using his personal truck.

No water to be on site, as site is too small to allow for drilling well. Septic would be an on-site chemical toilet.

John Monroe, who was in attendance, raised the issue of lot coverage. The lot is estimated to be about 1/10th of an acre and the building is covering most of the lot.

Abutters who own the fruit tree orchard where in attendance and spoke in favor of the proposed use.

After some discussion about the lot coverage issue it came to light that there is some discrepancy concerning the lot line that the Town and Ben Leavitt share. It is not known exactly where it is located.

Also the issue of parking was addressed as there currently are 3 or 4 parking spaces in front of the existing fire station what potentially could be used as parking spaces, thus not requiring the easement of parking spaces from Ben Leavitt.

After for lengthy discussion, a motion was made to Recommend that the applicant seek a boundary line agreement between the Town and abutter that is satisfactory to applicant to go forward with application.

Motion was 2nded, unanimously approved.

At this time the Board will wait until this issue is resolved before acting further on the application's request.

Marty Cooper presented a checklist for possible use of future applications concerning sub-divisions within the Town. This will need to be discussed further at future meetings and is a good start.

Minutes of December 1, 2009 meeting handed out and reviewed. Motion made to accept, 2nded, unanimously approved.

Motion made to adjourn at 8:25 P.M. 2nded, unanimously approved.