

PUBLIC MEETING
HOPE PLANNING BOARD

Wednesday, January 6, 2021, 6:30 p.m.

Over Zoom

1. Members present: Molly Luce, Harold Mosher, Langley Willauer
2. Others present Charlie, Sue, and Jesse Wootton, Dan Ford, Rick Catalano
3. Prior to the meeting Langley read the late Tom Ford's "Rules to Live By"
4. The meeting started at 6:41 p.m. with Juanita Hunt on the phone (she was listening, Chair Willauer could hear her on the phone).
5. Meeting called to order at 6:42 p.m. by Chair Willauer. He welcomed Luce to the Planning Board. Luce then volunteered to take minutes.
6. Mosher made a motion to accept October 14, 2020's meeting minutes, seconded Hunt. Langley Willauer called a vote 3-0-1 with Luce abstaining because she was not at the meeting.
7. New business, change of use of the present Barrettstown Farmhouse restaurant at 42 Hatchet Mountain Road.
 - a. Charlie, Sue and Jesse Wooton, welcomed, the chair directed everyone to Section 4.6.4 on page 4-5 of the Hope Land Use Ordinance, "Residential Uses."
 - b. Charlie described their proposed changes, the complex becoming a two-family residential structure.
 - c. Willauer thanked them for coming and stated that, as per the Land Use Ordinance, the CEO makes determinations for two-family dwellings.
 - d. Luce asked whether changing from Commercial to Residential affected any other properties. The chair replied that because the

Hope Corner Village Zone remains the same, no other properties would be affected.

- e. Mosher motioned to remand the case to the CEO, second by Luce, motion passed 4-0 [30:40].
8. Next [31:00], Dan Ford presented his pre-application for both a business and home off Camden Road near Rankins Barn, where the powerline crosses Route 105.
- a. Willauer gave an overview of the project and referred all to the Schedule of Uses in the Land Use Ordinance.
 - b. Dan said he started at 318 Hatchet Mountain Road and needs to expand. Excavation work is the biggest part of his business, also wood processing and driveway plowing and sanding. Dan said the new site works for him because it's off the road and gives him room to grow. He has not purchased the property yet and is waiting for Board approval to proceed.
 - c. Motion by Mosher to declare a quorum, seconded by Hunt (?). Motion passed 4-0.
 - d. Questions ensued about screening gravel and equipment storage. The Chair reviewed the Schedule of Uses.
 - e. Hunt made a motion that the Board do site plan review [54:12], second by Mosher. Motion passed 4-0.
9. Next [1:04:53], Rick Catalano with a pre-application for a minor subdivision to include a recently-sold parcel (Vic Pease), a proposed two-acre parcel, and the remaining land.
- a. After discussion about how to handle the already-sold four-acre parcel, CEO Mank said it would be part of the Subdivision but not subject to covenants.
 - b. Catalano stated that except for a section along Hackleburnham Road that was recently taken out of Tree Growth, the remaining land would remain in tree growth [1:20:38].

- c. A site walk was scheduled.
 - d. Hunt moved that the Board agree that each member can act impartially for now, second by Mosher. Motion passed 4-0.
10. The Board considered a letter from Jesse D. Ritter, representing Bill Leppanen.
- a. The letter asked for information about resource protection.
 - b. Willauer explained that these issues are the Town's responsibility and recommended the matter be referred to the Select Board.
 - c. Motion by Hunt to send the matter to the Select Board, second by Mosher. Motion passed 4-0.
 - d. After further discussion, motion by Hunt to have Langley write a letter to the Board, second by Luce. Motion passed 4-0.
11. Motion by Hunt to adjourn, second by Mosher. Motion passed 4-0.
Adjourned 8:29 p.m. Eastern Time.