

PUBLIC HEARING

Hope Planning Board

Wednesday, March 24, 2021

6:30 p.m.

Livestream link: https://townhallstreams.com/stream.php?location_id=139&id=36653

Timecode is indicated by brackets: [0:00]

This meeting had technical difficulties. Those in the Zoom audience did not hear the beginning of the meeting. At [17:45] one-way communication was established and the meeting resumed.

1. Call to Order

Meeting was called to order by Chairman Langley Willauer at 6:35 p.m. Members present: Marie Berry, Robert Hall, Juanita Hunt, Molly Luce, Harold Mosher, and Blaine Richardson (new member sworn in by Samantha Mank before the meeting), and Langley Willauer.

Others present: Samantha Mank, Lindsay Pinchbeck, Shane Stockbridge, Heather Maguire, and others via Zoom, Bill Jones, Elizabeth Tibbets, Jim Guerra, Marlee Luchman, Dick Crabtree, Rick Bresnahan, Rochelle Glidden, Tim Lock, Ted Steele, Lisa Cummings, Chris Pinchbeck, Gretchen Ostherr, Mark Rixon, and Kevin Stockbridge.

Blaine was welcomed and spoke of his past work with code enforcement and planning boards.

At this point the recorded meeting resumed at 6:53 p.m.

On a motion by Luce [18:30] seconded by Hunt that the Board had “more than a quorum” the board voted 7-0 in favor (a quorum is four or more members).

2. New Business

A: Public Hearing regarding Site Plan Review for Sweet Tree Arts: Lindsay Pinchbeck [19:11].

At the start of the meeting, Planning Board members were given minutes from the March 10, 2021 meeting of the Hope Board of Appeals and Assessment Review. The Board of Appeals had concerns about parking and traffic on Ludwig Road. After some discussion, Pinchbeck gave an overview of the project [25:30].

After another period of technical issues [27:30]-[29:37], the meeting continued in simplex mode with the CEO alternately keying the chair and speakers on Zoom. There were many public comments, all favorable.

Regarding parking, Pinchbeck stated there were two classrooms and four or five staff. Citing the Land Use Ordinance section 5.3.22 (page 5-15): "Five parking spaces for each classroom plus one space for each four employees," which equals 11. Pinchbeck said there were ten spaces; Pinchbeck also stated that, if needed, there was room to add more spaces.

[53:10] Hunt moved to approve Sweet Tree Arts, seconded by Luce. Motion passed 7-0.

B: Public Hearing regarding Site Plan Review for S&H Tires- Shane Stockbridge and Heather Maguire [55:25]

The Board welcomed Shane Stockbridge and Heather Maguire. Willauer asked Stockbridge about questions from the last meeting. Then Willauer read a memo, given to the Planning Board at the start of the meeting, that was sent in October 2020. When asked about the memo, Mank said Planning Board members would "probably find" in the Select Board minutes that S&H tires was brought up. A cease-and-desist order was apparently issued and the application from Stockbridge followed.

Shane then gave [1:03:06] a brief description of his business.

Discussion ensued about the difference between an auto parts store and auto repair.

Other concerns were as follows: runaway tires across neighbor's property, noise from power tools when changing tires, stockpile of old tires, and traffic of vehicles coming and going. These problems were discussed. Jersey Barriers would be set up to prevent runaway tires.

[1:25:51] More sound issues, those on Zoom could not hear.

[1:32:56] Sound restored.

There would be minimal traffic because of one vehicle at a time by appointment only. There was an agreement to install screening between the road and the business. This screening would be evergreen trees to be maintained. Motion by Hunt, seconded by Richardson to approve application, with stipulation that the Applicant will plant evergreen screening and will maintain (replace when necessary) screening while the business is in operation.

Motion by Hunt, second by Richardson. Vote for motion to approve 7-0. Approved.

- 3. Adjournment:** Motion by Hunt , seconded by Mosher to adjourn at 8:43 p.m. Vote 7-0 to adjourn.