

Planning Board Meeting
August 11, 2008 6:30 p.m.
NEW Municipal Building Conference Room

Board Members Present: Chairman Jeff Ashby, Peter Hunt, Jr., and Carl Young.

Also Present: **See attached Attendance Sheet.**

Jeff Ashby called the meeting to order at 6:35 p.m. with introductions

The minutes for the December 3, 2007 Meeting were reviewed and Jeff asked the Board what their wishes were.

Carl Young made a motion to approve the minutes as presented. Seconded by Peter Hunt, Jr. There was no discussion. All voted in favor.

Next Jeff asked if there was any correspondence to consider.

Tony responded that the only correspondence that he had received extended the deadline for the amendment of the Shoreland Zoning Ordinance to July 2009.

Jeff stated that the Planning Board would need to schedule two meetings to work on amending the Fort Fairfield Shoreland Zoning Ordinance.

Tony presented to the Planning Board an Application for Site Design Review to allow for a Home Occupation for Colin Campbell to establish a Barber Shop at his home located at 41 Fort Hill Street, Tax Assessor's Map 28 Lot 89. Tony stated for the record that the Agenda for the Meeting had been posted and that the abutters were all sent a copy of the Agenda as well. Tony informed the Board that he had received phone calls from Mr. And Mrs. Alton Bruce in support of the application. Tony also presented a support letter from several other residents in the neighborhood. There were no other comments or questions received prior to this meeting. Tony stated to the Board that he thought the application was complete.

Question Jeff Ashby – Timeline to move in?

Answer Colin Campbell – Three weeks.

Question Carl Young – How many chairs?

Answer Colin Campbell – One full time one part time.

Question – Do you need 10 parking spaces?

Discussion between Jeff and the Board on Parking Standards

Jeff asked Colin to present the intent of his application.

Colin explained that he would like to live and work out of his house to reduce costs; Parking would be developed as needed; Several of his customers lived in the

neighborhood; a small sign and a Barber Light would be placed on the house; Improved home that had been vacant for 4 years and that an appraisal has reflected the improvements.

Question Jeff – asked about the design of the signs?

Answer Colin – Barber Sign would be illuminated when open.

Colin explained ingress and Egress.

Question Peter Hunt, Jr. – Hours of operation?

Answer Colin – 8 to 6 Tues. to Fri. and 8 to 4 on Sat.

Jeff asked for comments from the residents in attendance.

Comments in Support:

Tony read the letter of support attached to the application.

Comment Donna Everitt – Followed Colin in all his other locations, never been more than two cars in yard at various times. Does not think parking will be an issue.

Comment Fred Everitt – Prior locations had always been nice and respectable.

Comment Wayne Spittle – Feels it would be a nice compliment to the community.

Comment Monica Cole – Stated that she was the next-door neighbor, has been a customer and her family enjoys the opportunity. She offered extra parking if acceptable.

Jeff responded that off- premise parking is not an option to this application.

Comment Judy Young – Stated that she is a customer and neighbor to Colin and that she can walk to his place of business.

Comment Mary Campbell – Colin repairs have improved the neighborhood compared to when the property was abandoned.

Comments in Opposition:

Comment Peter Lennon – Resident of 42 Fort Hill Street; Spoke about his own improvements to his home; offered that he had had a different conversation with Mr. And Mrs. Bruce; Stated that he applauds Mr. Campbell's efforts; Spoke of potential hazards such as sidewalks, width of street, increased traffic for neighborhood children to watch for; Suggested that there was not room for 10 vehicles to be parked; Plenty of available space in the Business District did not need to be located in a residential neighborhood; Snow removal will be a problem; and the presence of a historical site.

Question Peter Hunt, Jr. – Where will you move the snow?
Answer Colin Campbell – Former location of the barn.

Comment Sharon Sneddon – Commented that her property would be most impacted.

Question Wayne Spittle – if reduction to one chair would help in the deliberation of the application?

Response Jeff Ashby – comparing parking for one chair vs. two chairs.

Question Jeff Ashby – Is screening an acceptable option?

Answer Colin Campbell – Yes.

Comment Peter Lennon – No.

Comment Donna Everitt – Historical Sign could be relocated to her property and she offered hedges.

Comment Peter Lennon – Stated that he would certainly choose to tell everyone not to move to Fort Fairfield.

Carl Young made a motion to close discussion. Peter Hunt, Jr. seconded the motion. There was no discussion. All voted in favor.

Jeff Ashby asked for a motion.

Carl Young made a motion to approve the Application for Site Design Review and approve the permit for one Barber Chair. Seconded by Peter Hunt, Jr.

Notes on the discussion follow:

Regulatory Language in the Zoning Ordinance was reviewed and discussed including reading the standards for a Home Occupation.

Discussion on prior Home Occupation Applications located on Fort Hill Street.

Carl Young deliberated out loud his understanding of the Planning Board and the Ordinances of Fort Fairfield.

Discussion between Jeff Ashby and Carl Young on whether screening was required and they concurred that screening is not required for a home occupation in a residential zone.

Discussion on incidental use.

Jeff Ashby offered a friendly amendment to that motion to approve the application for Site Design Review and approve the permit for one barber chair provided that the applicant provide adequate parking consistent with

the Site Design Requirements and the Zoning Ordinance. Siting two parking spaces for the family and four parking spaces for the home occupation.

Carl Young accepted the friendly amendment

Discussion from the floor was not considered in the motion.

Jeff Ashby and Peter Hunt, Jr. voted in favor of the motion and Carl Young voted in opposition to the motion.

All voted in favor.

Jeff asked if there was any further business. Tony reminded the board of the pending amendment to the Shoreland Zoning Ordinance.

Peter Hunt, Jr. made a motion to adjourn. The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Richard A. Levesque, Jr., Code Enforcement Officer