

Hope Planning Board
Minutes of Meeting
May 6, 2008

Present: Joel Morse, Nita Hunt, Ron Smith, Bill Pearse, Jr.

Other: Jon Duke, CEO
Paul Gibbons – Town Attorney

Meeting called to order at 6:33 P.M.

Nancy Dowling – request for dog kennel under home occupation.

Provided letter from Jack Lord giving permission for her to walk the dogs boarded at her kennel on his property. Stated that she had talked to all her abutting neighbors and found no one opposed to the proposed business.

Also provided waste disposal plan and business documents in draft form. (All items requested by the Board at the previous meeting)

Applied for and expects license from the State shortly. No outside lighting and dogs will be housed in side at night so noise should be kept to a minimum.

Motion: to grant the home occupation as presented. 2nded unanimously approved.

Don Pendleton – looking to create 4 small houses on land he owns along Rte 17.

Mr. Pendleton is looking for to construct 4 small houses on 30+ acres of land that he owns. He currently has a construction business that he operates on the land and his own dwelling. In the construction business structure he also has an apartment that he rents to his in-laws.

Each of the 4 houses would be 830 to 840 sq ft in size and would have one access road onto Rte17. Mr. Pendleton is looking to rent the units primarily to the elderly.

Board discussed with Mr. Pendleton what the requirements would be for a minor sub-division and those of a major sub-division. Mr. Pendleton was not sure how he was going to submit the formal request as options where reviewed with him.

Mr. Pendleton said he'd be looking at all options and get back to us.

Maggie – request for several home occupations.

- 1.) Bed & Breakfast to be operated out of her house located on Rte 105 in North Hope at the brick house with silo. Discussed how many people she expected to have at one time. Her best estimate at this time was 2 families totaling no more

than 6 to 8 people at one time. She is looking operate the B&B from July thru October and has someone who is looking to place people with her. Will require State Inspection due to servicing food.

- 2.) Looking to have a candle supply distribution home occupation. Would be melting down was at the house creating candles for sale mostly over the internet. Besides wax, would have wax colorings, waxes, and fragrances. Candles would be made out of soy wax. Thrift shop that is currently operating on site would be closed.
- 3.) Looking to give horse back riding lessons. Currently have 2 horses.

After discussion on all 3 a motion was made to grant the Bed & Breakfast. 2nd. Discussion: felt that it would be best to have for each proposed business a written request and basic outline of how each would work. 2nd was then withdrawn as so was the motion. Maggie agreed to present an application to the Board at their next meeting.

Kathleen Hastings – Request for a home occupation business to provide massage therapy.

Ms. Hastings is a registered nurse and is looking to this 1 day a week. Business would be operated out of a studio area in her house. May also rent out the studio area to a friend who would offer fitness training and yoga.

Board agreed that they would need something in writing outlining the proposed uses, and Ms. Hastings said that she would get something to the Board for their next meeting.

Charlie Weldman – looking to rebuild and expand cottage on Hobbs Pond.

Mr. Weldman's cottage collapsed this past winter and is looking to rebuild and expand the cottage by no more than 30%.

After some discussion with Mr. Weldman and Town Attorney, Motion was made to grant the request for expansion subject to condition that Mr. Weldman presents to the Town Code Enforcement Officer showing his meeting the requirements for boundary set back, height of building, 30% expansion calculation and lot coverage. 2nd, unanimously approved.

Charlie Martz –Barnestown sub-division.

Mr. Martz had contacted Jon Duke to say that he would not be attending tonight's meeting. Mr. Duke reported that in his conversation with Mr. Martz that Mr. Martz's had met with DEP at the Barnestown location to review the work he had done in meeting DEP requirements regarding the reclamation wet lands that he had previously disturbed. Mr. Martz said that he was working on a new map. It was

unclear to Mr. Duke actually what this new map was going to show. Mr. Duke stated that according to Mr. Martz's that he had shown the surface water drainage proposal and DEP was in favor of the proposal. Mr. Duke had requested that Mr. Martz get a letter from DEP stating this fact.

The engineer that the Town had hired, Many Oliver had some personal issues that needed her attention and had not had a chance to complete her review of the proposed surface water drainage. Should have the review completed in about a week.

Next Meeting – after some discussion, given the amount of outstanding items before the Board Motion was made to hold a meeting in 2 weeks. 2nded and unanimously approved. Next meeting would then be May 20, at 6:30 P.M.

Minutes of April 1, 2008 meeting presented. Motion was made to accept as presented, 2nded and unanimously approved.

Land Use Permits – Jon Duke presented to the Board a copy of the new proposed permit fees. The Board reviewed and made some suggestions to Mr. Duke to the proposed fees, which will be set by the Selectmen.

Motion was made to adjourn, 2nded, unanimously approved. Meeting adjourned at 9:25 P.M.