



APPROVED

## HUNTINGTON DEVELOPMENT REVIEW BOARD

Minutes of April 14, 2015

RECEIVED

DATE June 11, 2015

**PRESENT:** John Altermatt, Britt Cummings, Joe Perella, Mark Smith

**ABSENT:** Jeanine Carr

**OTHERS PRESENT:** Ed Hanson, Ethan Maurer, Sue Giovannetti, Brian Hayes, Trina Smith, Carl Thornton

**MINUTES:** Heidi Racht

7 pm Public Comment

Minutes of March 10, 2015

Mail

7:15 AFJ Grandchildren Trust / Bellwether Craftsmen Conditional Use Hearing, 3848 Main Road

7:50 Member Business

8 pm Adjourn

The meeting began at 7:09 pm; chaired by John Altermatt.

**Public Comment:** None.

**Minutes of March 10, 2015:** March Smith moved; Britt Cummings seconded. Approved with minor changes.

**Conditional Use Review/Site Plan Review: AFJ Grandchildren (owner)/ Bellwether Craftsmen (Brian Hayes, applicant), 3848 Main Road (fka AW Palmer and Sons Woodworking).**

The hearing was chaired by John Altermatt. He talked about the previous process and how the DRB's goal is provide a balance between the use of property and its impact on their neighborhood.

Brian Hayes, who currently rents Liberty Head Post and Beam for his timberframing business, appeared before the Board to discuss a long-term lease of the shop at 3848 Main Road; although unused for about three years [the Palmers rented the shop to a series of self-employed woodworkers after they moved in 2006 and the equipment was moved out when the property was sold in 2012], the building had been used as a woodshop by Andy Palmer for about three decades. The property is now owned by AFJ Grandchildren LLC, which is affiliated with A Johnson Lumber Company in Bristol. Hayes is part of an LLC with three members and the group is also looking to set up a woodworking operation.

Joe Perella asked about the types of woodworking pieces that they planned to produce and Hayes responded, that it would be stairs and cabinets. He also said there would be a mix of tools, hand and electric, that would be consistent with what is used in a shop like this.

In response to Mark Smith's question asked whether Hayes planned to purchase the property. He responded that the current owner (Andy Johnson) would be landlocked if the shop and five acres were sold. Sue Giovannetti explained "this is strictly a lease." Perhaps, the building could be purchase with a lifetime lease on the land.

Right now, there is an existing structure and Hayes stated that he would come back for any expansion.

In answer to a question about noise and the discussion around a previous applicant for an automotive

business, Hayes noted that a mechanic shop makes a harsher noise. He deferred to Britt Cummings, adjacent property owner of Liberty Head, about the noise. Cummings responded that is “not bothersome and not obnoxious.” The loudest tool is a planer. Hayes responded that with reasonable timing, “noise can be managed.” He said that this is a “clean business.”

Perella added that there was a set of rules to be followed. “It’s a great industry – a good fit. The shop is set up and I’m glad that it is going to be used.

Ethan Maurer said that there would be noise and a visual impact. The business [building] is an “empty shell and hasn’t been used for a while.” He had concerns about growth to high manufacturing.

Perella responded, “We have a proposal before us. They would have to come back.”

The discussion then went on about the removal of sheds and the addition of area for post and beam business; use of existing shop for woodworking.

Hayes explained that the woods road would need to be left for accessibility to the back of the land.

Altermatt asked what would work and what would happen if they couldn’t expand. Giovannetti responded that they were looking to stay in Huntington and are scouring the town for the right space.

Carl Thornton commented, “occupied properties are better than vacant.” He asked about the holding tank. Hayes said, “A Johnson wanted to put a sap tank where the power pole is.”

Thornton asked about the big logs on the property and Hayes said he took them out because of the power; technically, they are A Johnson’s.

Thornton asked about sawdust disposal and Hayes said that there would be a big pile and it “goes to others for use.”

In answer to Thornton’s question about business hours, Hayes said 7-4:30, Monday-Thursday and a half day on Friday. If there is a private project, someone may work on the weekend, but there would not be “workaholic” work hours; they want family time.

Trina Smith said she was looking at the size of the project. She added that she is “excited to have a shop there. Hayes said, “nothing will be higher than what is there.”

Perella asked about the noisiest piece of equipment and Hayes responded that it was the planer. Perella asked about mitigating factors. Maurer asked how often the planer would be use. Hayes responded that about two-thirds of the work is rough (not planed) and they could close the doors. He said, “We don’t want to be a bad neighbor.”

The noise discussion then went on to pitch, Perella said the DRB could check out sound and had done that in the past.

Maurer said he wants to “know the full scope and potential.”

Trina Smith remarked that people are more motivated to keep an existing business and Perella commented on momentum that comes from an existing business. Maurer said he wanted the “right people to occupy the building. People want to see your work.”

Perella suggested that Hayes come back with the application that talked about where the business would be in a year or two. He suggested that the DRB members could give impressions of where they

thought the project was viable for the location.

Ed Hanson asked about other negotiated issue and Hayes explained that is going on with A Johnson (currently lumbering, planning a sugaring collection). Hanson said, "Generally, the EPA is more lenient with nonresidential use." There was then some discussion about septic.

Altermatt summarized, "With some conditions, you could get a decision. Bring in a complete project."

Mark Smith added, "You need to be dealing with contingency plans with your eyes wide open. Permanence is good for neighbors. It is good when something becomes permanent."

Altermatt commented, "Generally, the comments from the neighbors are supportive."

Discussion moved on to notification of the neighbors and the obligation of the DRB because of the request for a plan with a bigger scope. Hanson advised that the Board would recess to a time and date certain due to asking for additional information on growth. The Board decided to send an amended application to the neighbors since the changes in the application were made in the hearing.

Hayes said he is comfortable to articulate what is needed to go forward. Perella added that is this a favorable discussion with the applicant's willingness to go forward. He wants to see the one-year plan.

#### **Land Use Regulations Discussion with Planning Commission**

Brief discussion about hearing date set for May 5.

#### **Member Business**

None.

**Adjournment:** The meeting adjourned at 8:19pm. Britt Cummings moved to adjourn; Mark Smith seconded.

**DRAFT MINUTES POSTED ON THE WEBSITE:** April 19, 2015

**MINUTES APPROVED:** June 9, 2015

**MINUTES TO THE TOWN CLERK FOR RECORDING:** June 9, 2015