

**HILLSBOROUGH, NH HISTORIC DISTRICT COMMISSION MEETING**  
**MINUTES**  
**February 1, 2024**

**TIME:** 6:30 p.m.

**LOCATION:** Town Offices

**MEMBERS:** Deanna Neal, Brad Hunt, Jay Emmert, Laurie Jutzi (alternate)

Also Present: Kay Bennett, Steve Bennett, Creighton Demarest, Marilyn Deans, Michael Grant, Jim Larkin, Claudia Larkin

Deanna made a motion to approve the minutes for the October 5, 2023, meeting, Jay seconded, and the motion passed unanimously.

**OPEN SESSION:**

There was discussion of what was being voted on by the Planning Board as referenced in the District Business Section of the October 5, 2023 Minutes. It was clarified that the revised Ordinance is what is being voted on at the Town Meeting March 12, 2024 as Warrant Article #6. The Regulations that have been worked on by the committee over the last few months of 2023 were submitted to Robyn in September 2023 to present to the Planning Commission. The Commission will review the Regulations which are potentially subject to additional modification by the HDC. Also, an Appendix A is being drafted by Jay and Laurie with input welcomed from the residents as it progresses, which will further clarify the goals of the District Regulations. Until the Ordinance itself is passed in March, the HDC has no standing to approve or correct any current construction in the District as the HDC has been out of compliance with the State RSA by which all Town Zoning Boards are bound for quite some time.

**ANNOUNCEMENTS**

Terms of two Commission members are up for appointment in March. Those interested should contact Laura Buono.

**NEW BUSINESS**

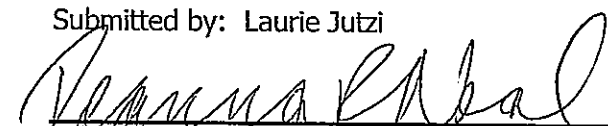
The Commission welcomed Jim and Claudia Larkin who as a courtesy to the neighbors and the HDC explained that they were submitting an application to the Town for a variance to use the back of their house as a store front for their business Beeskep Cottage. Their business sells home grown and produced bee and herbal products primarily via farmers markets, fairs and online but occasionally people prefer to pick up their purchases at the property. They would place a modest sign near the access to parking adjacent to their


barn and anticipate an average of 3 cars per week. Their plans were met favorably and with no objections by the attendees.

**Adjournment:**


Deanna moved that the meeting be adjourned at 7:04 p.m. The motion was seconded by Brad and passed unanimously.

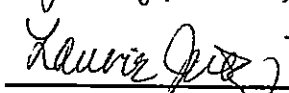
Submitted by: Laurie Jutzi

  
Deanna Neal (Chair)

  
Brad Hunt (Member)

Jay Emmert (Member)

  
Pat Bradley (Alternate)

  
Laurie Jutzi (Alternate)

Nancy Egner (Ex-Officio Planning Board)

Laura Buono (Ex-Officio Select Board)