

**PLANNING BOARD**  
**27 School Street**  
**HILLSBOROUGH, NH**  
**September 2, 2015**

**DATE APPROVED:** October 7, 2015

**TIME:** 7:01 p.m. – 7:40 p.m.

**CHAIRMAN:** Herman Wiegelman

**FIRST VICE CHAIRMAN:** Donald Solomon

**SECOND VICE CHAIRMAN:** Denise DeForest

**MEMBERS:** Gary Sparks, John Penny and Larry Baker

**EX-OFFICIO:** James C. Bailey, III

**PLANNING DIRECTOR:** Robyn Payson

**ALTERNATES PRESENT:** Pamela Stohrer

**ALTERNATES APPOINTED:**

**EXCUSED:** Denise DeForest

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**MEMBERS of the PUBLIC:** John Segedy

**CALL to ORDER:**

Chairman Wiegelman called the meeting to order at 7:01 p.m.

**MINUTES:**

Chairman Wiegelman entertained a motion to accept the minutes of August 19, 2015.

Mr. Sparks made a motion to approve the minutes of August 19, 2015 as presented. Mr. Penny seconded the motion. The Board voted in favor except for Mr. Baker and Mr. Bailey who abstained.

**PUBLIC MEETING:**

**Zoning Amendments:**

Mrs. Payson had forwarded to the Board members an email from Kelly Beatty regarding dark sky compliance. She said she would like to invite her to meet with the Board to discuss it, next year.

Mr. Sparks said our ordinance needs to be updated.

Mrs. Payson said the only issue the Board had last year with the home occupation ordinance had been the vehicle weight. She feels this can be clarified and presented this year.

Mrs. Payson said on page 8 of the Zoning Ordinance the definition of Change of Use needs to be updated there is new wording for the definition of change of use ordinance for their discussion and approval.

Mr. Baker said the new wording makes it much clearer except for the words “any significant site development” which is very suggestive. He suggested dropping the word “significant”. Board agreed.

Mrs. Payson said on page 17 of the Zoning Ordinance removing the content of Section 229-12. Private Sewer Systems. She said this is not a zoning issue. Board agreed.

Mrs. Payson said on page 29 of the Zoning Ordinance she added some wording from the Town of Hooksett’s sign ordinance regarding items the Board had previously discussed.

The Board felt that the section regarding programmable signs should be removed but they were concerned about the illumination. The Board tabled this issue for discussion later.

Mr. Penny asked why we allow a sign advertising a closed business to leave the sign up for a year. This item would be discussed at a later time when the Board discusses the whole sign ordinance.

Mrs. Payson said on page 42 of the Zoning Ordinance regarding nonconforming use. She said clarifying this would reduce the number of requests for variances. Board will discuss this issue further with the ZBA at their joint meeting on September 19.

Mrs. Payson said on page 69 of the Zoning Ordinance regarding open space in a cluster development. She said the open space should be contiguous.

Mr. Sparks suggested removing the words “whenever possible”. The Board agreed.

Mr. Baker read the change: “The open space shall be located throughout the parcel and shall be contiguous.

Mr. Penny pointed out that swales and ponds could be used to calculate open space.

Mrs. Payson said that should read “may not be used”.

Mr. Baker read the change: “Well areas, septic systems, wetlands, swales and ponds may not be used to meet this requirement”.

Mrs. Payson said on page 74 of the Zoning Ordinance Section 229-108 should be removed. Board agreed.

Mrs. Payson said on page 65 of the Zoning Ordinance remove Section 229-86 B (4) which refers to vehicle weight. Board agreed.

Mrs. Payson wants to work on a conditional use permit which is a special exception the Planning Board issues.

Chairman Wiegelman suggested discussing this with the ZBA.

#### **OTHER BUSINESS:**

Mr. Baker pointed out that he was not in attendance at the last meeting.

#### **ADJOURNMENT:**

Chairman Wiegelman entertained a motion to adjourn.

Mr. Penny made a motion to adjourn. Mr. Sparks seconded the motion. The Board voted all in favor.

Meeting adjourned at 7:40 p.m.

Respectfully Submitted:

Iris Campbell  
Recording Secretary