

**PLANNING BOARD  
27 School Street  
HILLSBOROUGH, NH  
September 21, 2016**

**DATE APPROVED:** October 5, 2016

**TIME:** 7:00 p.m. – 8:00 p.m.

**CHAIRMAN:** Herm Wiegelman

**FIRST VICE CHAIRMAN:** Don Solomon

**SECOND VICE CHAIRMAN:** Denise Deforest

**MEMBERS:** Gary Sparks

**EX-OFFICIO:** James Bailey

**PLANNING DIRECTOR:** Robyn Payson

**ALTERNATES PRESENT:**

**EXCUSED:** John Penny, Larry Baker, Mike Reopel, Terry Cutter

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**MEMBERS of the PUBLIC:** Peter Colblath, Victor Daloia

**CALL to ORDER:**

**Approval of Minutes:** 9/07/2016

Denise Deforest made a motion to approve the minutes. Don Solomon seconded the motion. The motion carried unanimously.

**PUBLIC MEETING**

**Change of Use/Waiver of Site Plan Review-Map 12 Lot 71**

174 Henniker Street

Peter Colblath

Mr. Colblath and Mr. Daloia came before the Planning Board to discuss changing the current Retail use of the property to a Used Car dealership with approximately 20 cars.

Gary Sparks proposed a Site Walk on the property because the use has changed many times. He stated that the Planning Board should see what the property looks like firsthand so there can be an informed discussion about the project.

Mr. Colblath asked if there was a concern about the inside of the building because it had been completely rehabbed.

Mr. Sparks said if improvements had been made, it would be a plus. He went on to say that a Site Walk was permitted under the Site Plan Regulations and that this should be addressed as a "Modified Site Plan".

Mrs. Deforest said she had a concern with the number of vehicles that would be located on the site. Another concern was whether there would be any auto service of mechanical work done on the property. She was concerned about contamination of the soil from oil or gas.

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Mr. Colblath said that all service and repair work would be done off site.

Mr. Daloia said that currently there was enough space for 10 cars “in front” and another 10 cars “out back” with adequate parking for customers available. Mr. Deloia said this was based on the “schematic” that he had seen.

Mrs. Payson said she had given Mr. Colblath and Mr. Deloia a copy of the pencil sketch that had been accepted by the Planning Board in 2012.

Mr. Daloia said the long term plan for the property is to, remove the grass eastern side of the property and pave it or spread gravel. He said the Planning Board could approve that now or that they could come back later for approval.

Mr. Wiegelman said that the Planning Board would be addressing the entire site.

Mr. Sparks said he would be more comfortable if there was a description down on paper with a modified site plan. He went on to say he wouldn't be inclined to approve anything at this meeting without something more formal.

Mrs. Payson said that she gave the board the only plot plan that was in the file. If there was the intention to change the grade something more formal would be needed.

Mr. Daloia said that was not what was happening now.

Don Solomon said there needed to be a more formal plan on paper that showed any future plans for changes to the site and the number of cars proposed.

Mr. Sparks said he wanted to see something in writing explaining exactly what they wanted to do and how they would do it.

Mr. Bailey agreed that the Board wasn't looking for a long drawn out process but they needed to be something more formal.

Mr. Wiegelman asked for a motion.

Mrs. Payson asked if the Board wanted a full Site Plan review hearing or if they were going to decide about requiring site plan review after the site walk.

Mr. Sparks said that they didn't necessarily need a surveyor's plan but there needed to be something more formal than what they had.

Herm asked for a motion

Gary Sparks made a motion to approach this project by way of a Modified Site Plan.

Mrs. Payson asked the board if this would be a full Site Plan review with advertizing and abutter notification or if the Board would make that decision at the next meeting.

Mr. Wiegelman said that the Board did not want to hold Mr. Colblath up any more than was necessary. He suggested the Site Walk occur in Oct 1, at 9:00 am.

Mr. Colblath and Mr. Daloia said they would get a formal drawing in to the Planning Department describing the project before the next meeting.

Mr. Sparks amended his motion to include the Site Walk on October 1<sup>st</sup> at 9:00am.

Don Solomon seconded the motion.

The motion carried unanimously.

## **WORK SESSION**

### **Economic Development Chapter-Master Plan**

Mike Tardiff

Mike Tardiff reviewed the Economic Development chapter of the Master Plan which has been worked on by the Economic Development Commission. Representatives from USDA and DRED met with the EDC to talk about ways to address water and sewer challenges and fund a feasibility study. A feasibility study is the first step in the strategic economic development plan. There was discussion about defining the 79E area (adopted in 2006 allowing property owners in the designated 79E to petition for tax relief to be determined by the Board of Selectmen for 3-5 years) and also designating an Economic Redevelopment Zone which allows a business owner to seek a reduction in their business profits tax.

Mike distributed the updated Transportation Chapter for further review. There was discussion about the Natural Resources Chapter and the need for the board to review the objectives and make changes as needed.

Following discussion, it was suggested that Steve Henninger of CNHRPC review the current Zoning and regulations and the next Planning Board meeting to discuss areas that may need updating per the results of the Master Plan update.

### **Sign Ordinance**

Mrs. Payson distributed the most recent draft of the sign ordinance. She asked the board to review it for discussion at the next meeting.

## **ADJOURNMENT:**

Denise Deforest made a motion to adjourn. Jim Bailey seconded the motion. The motion carried unanimously.

Meeting adjourned at 8:00 p.m.

Respectfully Submitted:

Robyn Payson  
Planning Director