

**PLANNING BOARD
27 School Street
HILLSBOROUGH, NH
October 5, 2016**

DATE APPROVED: October 19, 2016

TIME: 7:00 p.m. – 9:05 p.m.

CHAIRMAN: Herm Wiegelman

FIRST VICE CHAIRMAN: Don Solomon

SECOND VICE CHAIRMAN: Denise Deforest

MEMBERS: Terry Cutter

EX-OFFICIO: James Bailey III

PLANNING DIRECTOR: Robyn Payson

ALTERNATES PRESENT: Larry Baker

EXCUSED: John Penny, Mike Reopel, Gary Sparks and Denise DeForest

MEMBERS of the PUBLIC: Michael Tardiff and Steve Henninger

CALL to ORDER:

Chairman Wiegelman called the meeting to order at 7:00 p.m.

Chairman Wiegelman asked Mr. Baker to sit as a voting member in place of Mrs. DeForest.

Approval of Minutes:

Chairman Wiegelman suggested discussing the minutes of the October 1 site walk later during the time allotted for consideration of Peter Colbath's change of use request. The Board agreed.

Chairman Wiegelman entertained a motion to accept the minutes of September 21, 2016.

Mr. Bailey made a motion to approve the minutes. Mr. Solomon seconded the motion. The Board voted all in favor except for Mr. Baker and Terry Cutter who abstained.

WORK SESSION

Recommended Updates to the Zoning and Regulations of the Master Plan

Mike Tardiff and Steve Henninger

The Board discussed with Mr. Tardiff and Mr. Henninger the present zoning of Henniker Street and West Main Street, along with possible zoning changes. These two streets intersect with Route 9 and are the gateways into town. The discussion included the possibility of rezoning this area as a gateway zone and developing a definition. The Board agreed this should be investigated.

Mr. Tardiff questioned the need for a commercial zone in the upper village.

Mr. Bailey said it was because a lumber yard was there at one time and a country store is still there.

The Board agreed the zone should be reexamined.

The Board also discussed with Mr. Tardiff the creating of ordinances to protect the town's aquifer.

After further discussion Mr. Tardiff will continue working on the Master Plan and update the Board at the next meeting.

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

174 Henniker Street
Peter Colbath

Mr. Colbath was not in attendance.

Mr. Baker made a motion to remove this item from the agenda until the applicant is ready to come before the Board. Mr. Cutter seconded the motion. The Board voted all in favor.

Chairman Wiegelman asked what was happening with the crosswalk and sidewalk which were to be constructed on Municipal Drive as part of the Dollar General project.

Mrs. Payson will look into the matter.

Mr. Bailey asked about the light base and pavement on the left side of the Family Dollar site. He thought those two items were to be removed to allow for better access to the neighbor's property.

Mrs. Payson will look into the matter.

Sign Ordinance

Mrs. Payson said the wording of the purpose is straight out of the OEP model and the Municipal Lawyers Association model. She added that the definitions are from the American Planning Association dictionary.

Mr. Solomon and Mr. Bailey questioned the wording of Section A. Purpose, Part D, which says the sign should complement the historic and scenic character of the Town of Hillsborough.

The Board agreed to remove that section.

Mr. Solomon suggested that all temporary signs allowed on one parcel would be limited to sixteen (16) total square feet. He added that in the Central Business and Commercial District Zones the temporary/portable signs would be sized up to thirty-two (32) square feet per face.

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Mr. Baker asked why we are disallowing animated signs. He said businesses are going to want them because the wording is easy to change.

Mr. Cutter said these types of signs go against the historic character of the town.

Mrs. Payson suggested putting this issue out as a separate warrant article.

Mr. Cutter suggested looking into what other Towns allow. He sees so many loop holes which could be taken advantage of.

Mr. Baker said how do we explain to people that animated, moving signs are not allowed when there is one at the end of Hillcat Drive.

Mrs. Payson said the school is exempt.

Mr. Baker said that animated signs would only be allowed in the Commercial Zone only.

Mrs. Payson suggested continuing this discussion until the next meeting.

ADJOURNMENT:

Chairman Wiegelman entertained a motion to adjourn.

Mr. Baker made a motion to adjourn. Mr. Bailey seconded the motion. The Board voted all in favor.

Meeting adjourned at 9:05 p.m.

Respectfully Submitted:

Iris Campbell
Recording Secretary