

PLANNING BOARD
27 School Street
HILLSBOROUGH, NH
March 15, 2023

TIME: 7:00 p.m. – 7:30 p.m.

DATE APPROVED: April 5, 2023

MEMBERS: Susanne White- Chairperson, Melinda Gehris -Vice Chair, Adam Charrette, Ed Sauer, Steve Livingston, Nancy Egner

EX-OFFICIO: James Bailey III

PLANNING DIRECTOR: Robyn Payson

ALTERNATES: Kim Opperman, Dana Clow

Excused: Kim Opperman, Jim Bailey, Ed Sauer

Public: Christopher Rousseau, Austin Hawkes, John Noonan

Call to Order:

Chairperson Susanne White called the meeting to order at 7:00 PM and appointed Dana Clow to sit in place of Jim Bailey.

Minutes

03/01/23 Melinda Gehris made a motion to approve the minutes. Dana Clow seconded the motion. The motion carried with Nancy Egner and Adam Charrette abstaining.

Public Hearing

Change of Use/Waiver of Site Plan Review

286 Henniker Street (Map 12 Lot 317)

Christopher Rousseau Representing Austin Hawkes

Robyn Payson introduced the application to repurpose two bays of the previously approved Commercial Building and Service Trade use into Great Brook Emergency Medical Services LLC.. The ambulance service will include five offices, two storage areas and one bay to house the ambulances. There are no changes to the exterior of the site. She said she was told that the ambulances would be sent out at 8:00 am and would return at 8:00 pm.

Nancy Egner asked if this was related to Town emergency services and EMS.

Mr. Rousseau said it was not and that it is private ambulance service. He said their specialty was providing non-emergency transport of patients in facilities going home, hospice, and for medical appointments.

Dana Clow asked if they would also provide emergency transport.

Mr. Rousseau said if emergency transport is required, there is a community access hospital that will dispatch the ambulance for a patient that requires a higher level of care to another facility.

He said they also provide event coverage (motocross, racetracks etc.). If there was a critical patient there, they might be transported in an emergent situation to an emergency department. He said there is no medical care occurring at the place where the ambulances are kept. It is a place where the ambulances are stored, and the crew picks them up. They receive their assignments throughout the day and then they would come back to the facility at the end of the day.

Dana Clow asked if there was back up services to local communities.

Mr. Rousseau said he did not have any contracts to provide 911 service to any community.

Melinda Gehris said to be clear, there is no emergency service and no sirens or flashing lights.

Mr. Rousseau said that was correct.

Susanne White asked how many ambulances would be there.

Mr. Rousseau said there would be six.

Melinda Gehris asked how many times the ambulances would be coming and going.

Mr. Rousseau said usually once or twice a day. Typically, when they head out on their first call they then start stacking calls from there. One the calls come in they go from call to call.

Melinda Gehris asked if they sleep at the facility.

Mr. Rousseau said they did not. He said they are not a 24 hour a day service. Services typically end at 9 or 10 pm and they begin again at 9:00 am the following morning.

Susanne White asked about the five offices and how many employees would work there.

Mr. Rousseau said typically there would be three. The receptionist who would send out the calls via text, and one or two admin staff and himself.

Susanne White opened the public hearing. There being no comment she closed the public hearing.

Melinda Gehris made a motion to approve the Change of Use/Waiver of Site Plan Review application submitted by Christopher Rousseau on behalf of Austin Hawkes of Hills Industrial LLC (286 A Henniker Street Map 12 Lot 317) to change the use of two "Building and Service Trade" industrial rental units into the location of Great Brook Emergency Medical Services LLC. The two bays will now house 5 administrative offices with two storage spaces on two floors and a bay for the storage of six ambulances, with the following conditions and in accordance with the Findings of Fact.

Findings Of Fact

Based on the application, testimony, and additional documentation given to the Board at the hearing the Board hereby makes the following findings of fact:

1. The property is located at 286 A Henniker Street
2. Austin Hawkes of Hills Industrial LLC is the owner of record.
3. The site plan application for a building which will house “Building and Service Trade” industrial rental units was approved March 02, 2022.
4. Christopher Rousseau presented the application to convert two of the industrial rental units into an ambulance service with five administrative offices and one bay for the storage of six ambulances.

Steve Livingston seconded the motion. The motion carried unanimously.

Amendment to Approved Site Plan

West Main Street (Map 11F Lot 20)

Jeremiah Boucher, All Purpose Hillsborough Mini. LLC

John Noonan of Fieldstone Engineering presented the application to move the location of an approved building that was located closer to the pond to the opposite side of the driveway. Two of the buildings were reduced in size with an overall reduction of 5000 square feet. He described the phasing of the development.

Melinda Gehris made a motion to accept the application as complete. Nancy Egner seconded the motion. The motion carried unanimously.

Susanne White asked the Board if they had any questions.

Dana Clow asked about the vehicles that would be entering the site.

Mr. Noonan said there would be regular pickup trucks ($\frac{3}{4}$ and 1-ton trucks). They are looking to target smaller contractors that would rent bays and have shop space, storage of materials and store front base for the businesses there. He went on to describe car and truck traffic on the site.

Susanne White asked if the snowmobile trail will still be there.

Mr. Noonan said it would be.

Mr. Noonan said the Alteration of Terrain permit and the septic permit from the subsurface bureau have been obtained.

Susanne White opened the public hearing. There being no public present she closed the public hearing.

Steve Livingston made a motion to approve the amendment to the site plan previously approved on December 15th, 2021. The amended site plan was submitted by Jeremiah Boucher of Patriot Holdings LLC. on the property located on West Main Street (Map 11F Lot 20) and in accordance with the plan entitled “Site Layout Plan amended February 23, 2023”, to move the location of the storage building shown at the center of the plan and south of the driveway to north of the driveway. The amended site plan was submitted as part of this application.

Findings Of Fact

Based on the application, testimony, and additional documentation given to the Board at the hearing the Board hereby makes the following findings of fact:

1. The property is located at West Main Street
2. Jeremiah Boucher is the owner of record of the lot.
3. The application is an amendment to the Self-Storage Facility site plan approved December 15th, 2021.
4. John Noonan presented the Site Plan Amendment application to move the location of the identified storage building south of the driveway to the north of the driveway.
5. The amendment to this site plan in no way violates the conditions of approval that are part of the December 15th, 2021, approval.

Melinda Gehris seconded the motion. The motion carried unanimously.

There being no further discussion, Melinda Gehris made a motion to adjourn. Dana Clow seconded the motion.

Meeting Adjourned 7:30 pm

Respectfully Submitted,
Robyn L. Payson, Planning Director