

**PLANNING BOARD  
27 School Street  
HILLSBOROUGH, NH  
January 19, 2022**

**DATE APPROVED:** 02/02/22

**TIME:** 7:00 p.m. – 8:10 p.m.

**MEMBERS:** Gary Sparks- Chairman, Susanne White-Vice Chair, Adam Charrette, Ed Sauer, Melinda Gehris, Nancy Egner

**EX-OFFICIO:** James Bailey III

**PLANNING DIRECTOR:** Robyn Payson

**ALTERNATES:** Bob Hansen

**Excused:** Bob Hansen

**Public:** Leigh Bosse, Sam Ivanov, Cameron Ickes (Life Forest), Mike Tardiff (CNHRPC), Frank Pearsall

Chairman Gary Sparks called the meeting to order at 7: 02 PM

**Minutes**      **01/05/22** Susanne White made a motion to approve the minutes. Melinda Gehris seconded the motion. The motion carried with Adam Charrette abstaining.

**Applications**

**Site Plan**

95 Antrim Road (Map 11L Lot 319)

Peter Mellen Representing 95 Antrim Road LLC.

**Tabling**

The applicant needs to get a variance to move forward. The application will not be addressed until the applicant's are ready.

Ed Sauer made a motion to table the application until they are ready to move forward. Nancy Egner seconded the motion. The motion carried unanimously.

**WORK MEETING**

**Gateway Zone**

Mike Tardiff

Central NH Regional Planning Commission

Mike Tardiff of Central NH Regional Planning Commission introduced the Gateway zone project to the Planning Board. The creation of a Gateway mixed use district was a part of the 2018 Master Plan's Implementation chapter. The zone will be proposed in the Marina Road area.

The project will get started after Town Meeting 2022.

Robyn Payson said she would like to devote the second Planning Board meeting of the month to work on projects if the schedule allows.

Gary Sparks asked Sam Ivanov who was representing the EDC what she thought of the project. She said Robyn had described it at the last EDC meeting. Ms. Ivanov said she thought it would be good for the town and it brought together a lot of miscellaneous uses.

### **Dark Skies Ordinance**

The Board began its discussion about the proposed Dark Skies ordinance. Robyn Payson invited Cameron Ickes of Life Forest shared information about the process Life Forest is going through to become a Dark Skies certified park.

Melinda Gehris asked if the entire town would be a Dark Skies community or just a portion of the town. Adam Charrette said it would be for the entire town.

Melinda asked if property owners within the community could apply to be Dark Skies parks. Adam said they could.

Adam said he was glad to see this on the Planning Board's agenda. He said he had seen Dark Skies communities out west and he realized when he came back the Town had an asset in its skies and there wasn't a lot of awareness about it.

Gary emphasized the importance of education the public so if this comes up for a vote it will be supported.

Robyn asked Adam where the Board should go from here. Adam said they should set up a subcommittee to work on the project.

There was further discussion about educating the public and the steps that could be taken.

Adam said he spoke with the president of the New Hampshire Astrological Society, (whose observatory is in Hillsborough) to tell him about the goal of making Hillsborough a Dark Skies community. He brought it to their committee, and they are on board with doing some of the leg work on the events to promote the project.

Susanne White thought some activities could be added in to the 250<sup>th</sup> celebration this year.

Gary suggested that at the second meeting in February the Board decide how to organize its approach.

Melinda suggested reaching out to expand the pool of volunteers to find people interested in working on this project.

The Board thanked Cameron Ickes for coming to the meeting and they look forward to collaborating with him on this project.

## **Other Business**

Melinda said she had been giving a lot of thought to having a check list. Robyn asked Chris Boldt about it and he did not have any information. She said she had been looking around and found a lot of information on the Municipal Association's website and thinks the Board can create its own check list. Melinda suggested if the Board will be having the second meeting of the month be a work meeting, that this be included on that agenda.

Melinda also said she has been thinking more about people coming to the Planning Board with an application and the Board feeling that it needs peer review. She said Robyn suggested putting out an RFP to identify two or three engineering firms that the Board is comfortable with so the next time anybody comes in and the Board has questions the Board will have firms to consult with that they are comfortable with. She said that if the Board does it now, they will be ready for the next time.

Robyn said that the Board would need to be very specific about the type of review they are looking for.

Gary said as we go into this, he understood there is concern about cost to the applicant. He said the Planning Board needs to remember that their responsibility is to the Town. While this might create another thing an applicant needs to deal with, it is part of the process. We don't want something to come in that is going to have a negative affect on a neighbor or the Town. He said they have all seen examples of the bad stuff, and "we don't want it". Having guarantees in place makes sure the work is done correctly and is one of the strongest tools any Planning Board across the state has. Gary said it protects the Town from applicants who have "amnesia" and promise to do certain things but then they "forget" to do them.

Melinda said the Board also had to be consistent. She said that was why she wanted to go through this process, so the Board is consistent in the way the people are asked questions, that they are requiring the guarantees and make sure no one gets "amnesia". She said that is why she thinks they should be proactive with a program and a plan so the next time they can ask a question and know they are getting an answer that is accurate.

She said she was concerned about waiting until February to talk about this again they will be six months down the road without a plan. She suggested that she and Robyn use their resources to come up with a draft RFP.

There being no other business, Susanne White made a motion to adjourn. Jim Bailey seconded the motion.

## **Meeting Adjourned 8:10pm**

Respectfully Submitted,

Robyn L. Payson, Planning Director