**PLANNING BOARD**

**27 School Street**

**HILLSBOROUGH, NH**

**August 28, 2019**

**DATE APPROVED**: 09/18/19

**TIME:** 7:04 p.m. – 8:30 p.m.

**MEMBERS:** Gary Sparks- Chairman,Susanne White-Vice Chair, Mike Reopel**,** Bob Hansen, Adam Charrette

**EX-OFFICIO:** James Bailey III

**PLANNING DIRECTOR:** Robyn Payson

**ALTERNATES:** Stephen Bennett**,** Vanessa Gaffey

**EXCUSED:** Vanessa Gaffey, Mike Reopel

**Others Present**: James Smith, Joceyln Cutter, Allison Ferguson, Kay Bennett, Janet Durling, Susan Durling, Cheryl Barlow, Gayle Burchard, Meleny Nagy, Peter Nagy, Brett Cherrington.

The meeting was called to order at 7:00 p.m. by Chairman Gary Sparks. Steven Bennett will vote in place for Mike Reopel who is absent.

**Minutes**

**07/10/2019**

Ms. White made a motion to approve the minutes. Mr. Bailey seconded the motion. The motion carried with one abstention.

**Change of Use/Waiver of Site Plan**

**Change of Use/Waiver of Site Plan Map 12, Lot 90**

Conversion of commercial space to bakery/gift shop

206 Henniker Street

Jocelyn Cutler

The applicants, Allison Ferguson and Joceyln Cutler would like to open a gift shop and bakery with local crafters and vendors. The building is across from Achilles Agway in the old Sin Cal Building. They will have under 15 seats with a couple tables. Ms. White made a motion to approve the conversion of the commercial space to a bakery and gift shop at 206 Henniker Street, seconded by Mr. Bailey. Mr. Sparks made an amendment to the motion that along with our approval the operation is subject to all other regulations that might apply. Mr. Hansen seconded the amendment. Amendment passed unanimously. The amended motion passed unanimously as well.

**Change of Use/Waiver of Site Plan Map 11H, Lot 302**

Daycare

29 Second NH TPKE

Meleny & Peter Nagy

The applicants received a special exception to have that use in the rural zone. The Board needs to decide whether or not a site plan is needed and approval of change of use. The applicants Meleny and Peter Nagy stated she needs the town’s approval prior to applying for State approval. Mrs. Nagy stated that there is a need in town for infant to three-year-old care. She would like to have as many children as the State allows. She currently cares for 4 children which is allowed by the State, she is seeking approval for 4 more currently. Fencing is not required but they will be installing one. Mr. Hansen made a motion to approve the use of a daycare on that property, seconded by Mr. White. Mr. Sparks asked for an amendment that we also include subject to any other applicable regulation, state or otherwise. Ms. White made a motion to accept seconded by Mr. Hansen. All Board members voted in favor.

**Public Hearing**

**Lot Line Adjustment Map 21, Lot 6 and Map 21, Lot 7**

26 Hansen Drive

163 Barden Hill Road

Mr. Sparks confirmed that the application was complete and asked for a motion to accept the application. Mr. Hansen made a motion to accept, seconded by Mr. Charrette. The motion passed unanimously.

James Smith surveyor with Allen & Major Associates, Inc. presented the lot line adjustment as a result of a court settlement.

Mr. Hansen made a motion to approve the lot line adjustment, seconded by Mr. Charrette. The motion carried unanimously.

**Minor Subdivision Map 9, Lot 170**

212 Gould Pond Road

Cheryl Barlow

The applicant is seeking waivers for irregular boundaries – not necessary, tie lines – does not apply to this application, surface waters – there is not any surface water there, construction plans – no need and existing and proposed street names – the roads are named, no additional names proposed.

Mr. White moved to accept the waiver requests, seconded by Mr. Charrette, motion carried unanimously.

The application is now complete. Mr. Hansen made a motion to accept the application, Mr. Bailey seconded. The motion carried unanimously.

Gayle Burchard, licensed surveyor presented the application. Having no abutters wishing to speak and having no comments from the public, the pubic portion was closed.

Mr. Hansen made a motion to approve as long as all regulations and conditions of the State are met. Also all State wetland and subdivision approvals. Seconded by Mr. Bailey. The motion carried unanimously.

**Work Meeting**

Scheduling Historic District work session

The Board would like to schedule a training workshop about Historic Districts with State Preservationist and an attorney from the Municipal Association to answer any legal questions. The Board of Selectmen and the Historic District Commission will be invited. The Board decided to schedule this meeting on October 2 with the 9th as a backup date.

September 25th is the kick off meeting for the Plan of New Hampshire projects. This will be in the High School Cafeteria at 7:00p.m.

Mr. Sparks suggested cancelling the meeting on the 4th of September. The Board agreed.

Mr. Sparks also mentioned scheduling a dinner for mid-October for the Wiegelmen’s.

Having no further business, a motion to adjourn was made and seconded. The motion carried unanimously.

Meeting adjourned at 8:30 pm

Respectfully Submitted:

Dianne Rutherford

Administrative/Land Use Secretary