

HILLSBOROUGH PLANNING BOARD

October 2, 2013

27 School Street, Hillsborough, NH

Approved Meeting Minutes

Present:

Members: Herm Wiegelman (Chair), Martha Caron (Vice Chair), Ann Poole, Dave Fullerton, Larry Baker, Denise DeForest, John Penney (Alternate) (Arrived about 7:10), Bill Clohessy (Alternate) (Arrived 7:22).

Staff: Robyn Payson, Planning Director; John P. Segedy, Recording Secretary.

Public: Kaitlyn Boyd; Peter D. Mellen, LLS; Jeff Burd, RJB Engineering; Leigh Bosse; Chris Boldt, Attorney, Donahue, Tucker & Ciandella, PLLC.

CALL TO ORDER

The meeting was called to order at 7:00 pm by Herm Wiegelman, Chair.

Packets of information were provided to Board members by Planning Director Robyn Payson.

PUBLIC BUSINESS

1. Public Hearing - David Wiggins – Major Subdivision (M6, L 30) – Bog Road

Robyn Payson reported that the applicant had requested an indefinite postponement.

Larry Baker moved: *To accept the applicants request for an indefinite postponement.*

Martha Caron seconded. Motion passed 6-0.

2. Conceptual Plan – Cluster Subdivision (M11P, L 191) – Dascomb Road

Leigh Bosse addressed the Board. He reminded the Board he had spoken to them last December and since then had made some revisions to the plan and secured an access to the property from Myrtle Street Extension. He asked Jeff Burt to review the plans with the Board.

Jeff Burd described the project. He said the property is ten and a half acres in the Village Residential District which allows 10,000 square foot lots with sewer and water which are available on Main Street. Jeff Burd said that the proposal is for a cluster subdivision design which allows for reduced lot size, and that they were proposing 27 lots ranging from 5,000 to 7,500 square feet. He explained that with the cluster design they are required to have 50% of the property left as open space which is approximately five and a quarter acres which he pointed out on the plans. He said the biggest change to the previous concept plans was that the main access would now be from Myrtle Street and that Dascomb Road would be a secondary gated access. Jeff Burd further explained that Dascomb Road would be upgraded to a 20' wide gravel road and that utilities would be extended up it to the development. He explained that another change was from condominium units to individual lots and that the Road would be a town road once it was accepted. He said that there was no wetland impact, that the project may be phased and pointed out the concept plan showed lot layouts but that was for the concept plan and they may vary on the final plan.

There was discussion of water lines, Dascomb Road, Myrtle Street, Senior Housing, Lot layout, Open space and Potential unit design.

Consensus of the Board was that the applicant should prepare and come forward with formal plans.

John Penney arrived and was appointed to vote in place of Alan Urquhart.

MINUTES

September 18 2013

Dave Fullerton requested that the words “the inlet” be removed from his statement on the bottom of page 2.

Ann Poole suggested replacing the word details with the phrase “detailed versions of the minutes and would like to see them returned” to her statement in the middle of page 3 and the phrase “Workforce housing” added to the end of the first paragraph on page 4.

Larry Baker moved: *To accept the of September 18, 2013 as amended.*

Ann Poole seconded. Motion passed 7-0.

NEW BUSINESS

Robyn Payson introduced Chris Boldt to the Board as the Town's new Land Use attorney who was welcomed by the Board.

Bill Clohessy arrived at 7:22 pm.

ADJOURNMENT

Ann Poole moved: *To adjourn.*

Larry Baker seconded. Motion passed 7-0 at 7:23 pm.

Respectfully Submitted:



John P. Segedy

Recording Secretary

Approved October 16, 2013