

HILLSBOROUGH PLANNING BOARD

March 21, 2012
Official Meeting Minutes

Present:

Members: Herm Wiegelman (Chair), Martha Caron , Russ Galpin, Larry Baker, Rachel Hawkinson (Alternate)

Staff: Shane O'Keefe, Planning Director; John P. Segedy, Recording Secretary

Public: Brett Cherrington, Conservation Commission; Roger Racette, Chair - Zoning Board of Adjustment; Mari Anne Hammond,

CALL TO ORDER

The meeting was called to order at 7:01 pm by Herm Wiegelman, Chairperson.

Shane O'Keefe, Planning Director had provided a staff memo to the Board regarding the meeting's agenda items as part of a packet of information to the Board..

Rachel Hawkinson was appointed to vote in place of Ken Stafford, Sr.

MINUTES

March 7, 2012

Martha Caron moved: *To approve the minutes of March 7, 2012 as presented.*

Rachel Hawkinson seconded. Motion passed 2-0-3 (Russ Galpin, Larry Baker, Rachel Hawkinson abstained).

OTHER BUSINESS

1. Traffic Counts

Shane O'Keefe explained this was the yearly request from Central New Hampshire Regional Planning Commissions for suggested locations where vehicular traffic should be counted this year. He pointed out the chart in the Boards' packet of information that showed what the counts were in previous years at various locations. He recommended that they pick locations not counted in the past few years.

Martha Caron recommended that Municipal Drive by the corner where Dollar General is building would be a good spot to count as there is obviously going to be an increase in traffic there.

Shane O'Keefe noted that the last count on Municipal Drive was north of the police station.

Herm Wiegelman said that this count should be just north of West Main Street.

There was discussion of the need for possibly straightening the intersection in the future.

Martha Caron said this would get information about that need.

Shane O'Keefe said that near corners they often do a turning analysis, which he described.

There was discussion of other spots on West Main Street nearby to Municipal Drive where traffic counts had been done.

Consensus of the Board was to recommend counts on West Main Street. near Dascomb Road, and on Municipal Drive just north of West Main Street.

Shane O'Keefe suggested an updated count on Hillcat Drive would be good to do also.

2. Election of Officers

Martha Caron nominated *Herm Wiegelman for Chairperson.* Rachel Hawkinson seconded.

Passed 4-0-1 (Herm Wiegelman abstained).

Rachel Hawkinson nominated *Martha Caron for Vice Chairperson*. Herm Wiegelman seconded. Passed 4-0-1 (Martha Caron abstained).

Rachel Hawkinson nominated *Ken Stafford, Sr. for Second Vice Chairperson*. Martha Caron seconded. Passed 5-0.

Herm Wiegelman welcomed Larry Baker as a newly elected Board Member.

PUBLIC INPUT/ BUSINESS

Chair Wiegelman asked if any of the public present had any business for the Board.

Brett Cherrington asked about the status of the Master Plan Update committee.

Herm Wiegelman said that the committee would be formed soon and get going this year. He asked if Brett would be interested in serving on the committee.

Brett Cherrington responded in the affirmative.

Brett Cherrington asked about the Roberts property across from the park-and-ride on the east end of town.

Herm Wiegelman answered that the site plan for that property had been revoked.

Brett Cherrington expressed concern about the property having been effectively clear cut and then the project was abandoned. He said he would like to see some way of preventing that.

Herm Wiegelman opined that perhaps they could create some regulation about that or make it part of plan approvals.

Shane O'Keefe pointed out that cutting generally isn't part of a site plan. He said that for the most part if a land owner wants to cut their trees they can as long as they comply with any other laws.

Martha Caron said she appreciated Mr. Cherrington's comment and thought that if they can the Board should take those concerns into account.

Brett Cherrington also asked about the status of the Bennett subdivision on Bible Hill. There was a brief discussion about it.

Brett Cherrington brought up the land now owned by the Town behind the Shaw's Supermarket. He explained the history of the Town acquiring the property when it was supposed to obtain a conservation easement. He explained that now the problem is that the Town can't hold an easement on its own property.

The Board discussed the property.

Shane O'Keefe suggested a covenant.

Herm Wiegelman said the issue should be brought to the Selectmen.

Martha Caron said that since the goal is to ensure the property is not developed, the Conservation Commission should ask the Selectmen to get a legal opinion as to the best way to do so.

OTHER BUSINESS (Continued)

3. Appointment of Alternate

Martha Caron moved: *To appoint Rachel Hawkinson as an alternate member of the Hillsborough Planning Board with a THREE-YEAR term extending to April 2015.*

Larry Baker seconded. Motion passed 3-0-2 (Rachel Hawkinson and Russ Galpin abstained).

Appointment to Historic District Commission

There was discussion of whether or not the representative needed to be an elected member.

Shane O'Keefe referred the Board to Town Code Section 38-2.A included in his Memo to the Board, which they then read.

Consensus of the Board was that it would be allowable to appoint a non elected member to the position.

Martha Caron moved: *To appoint Rachel Hawkinson as the Planning Board representative on the Historic District Commission for the ensuing year.*

Larry Baker seconded. Motion passed 4-0-1 (Rachel Hawkinson abstained).

4. Zoning Amendments

Shane O'Keefe suggested the Board discuss the results of the Town Meeting voting turning down the proposed Zoning Ordinance amendments.

Herm Wiegelman suggested that the Board should look at the amendments again and consider what the voters said about them, perhaps having the same Task Force work on them.

Shane O'Keefe reviewed the numbers of the votes with the Board.

Roger Racette said that he thinks some people voted "no" on all of them when they may not have necessarily disagreed with them all because of the way they were presented.

Mari Anne Hammond said that she thought many rural people didn't want to be told what to do on their property.

There was discussion of the letter in the paper about the Town Meeting articles.

Martha Caron said she wanted to be clear in the record that the letter was written by John Segedy.

Rachel Hawkinson said she was also concerned that a handout passed out by John Segedy didn't have a name on it.

There was discussion of Town Meeting Article 3, proposing the regulation of trailers.

John Segedy asked for and was given permission by Chair Wiegelman to respond to the comments about his actions. He explained that he hadn't put his name on the handout because he was trying to walk the fine line of not speaking from his position as Planning Board Recording Secretary but as an individual on a matter of public interest. He pointed out that he had not put the handouts inside the polling place where there might have been confusion as to their origin but left them outside in a pile on the ground that people could pick up or not as they wanted.

Brett Cherrington said that the wording in the trailer article was unfortunate and perhaps not clear. He said that the last Article (Number 6) had so much in it that it was hard to understand.

Consensus of the Board was to pursue presenting the articles again and to perhaps provide a mailing to explain them next year.

5. Dollar General Administrative Change

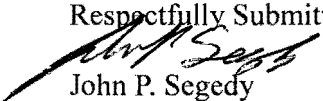
Shane O'Keefe informed the Board that he had authorized a minor administrative change to plans for the new Dollar General store pursuant to the recent changes made in the Site Plan Review Regulations, specifically Section 185-6.1.B. The change was to have the HVAC equipment on the ground and fenced on the east side of the building instead of on the northerly facade.

ADJOURNMENT

Martha Caron moved: *To adjourn.*

Rachel Hawkinson seconded. Motion passed 5-0 at 7:52 pm.

Respectfully Submitted:



John P. Segedy

Recording Secretary

Approved April 4, 2012