

HILLSBOROUGH PLANNING BOARD

May 2, 2012

Official Meeting Minutes

Present:

Members: Herm Wiegelman (Chair), Martha Caron (Vice Chair), Ken Stafford, Sr., Ann Poole, Dave Fullerton, Larry Baker, Fred Murphy (Alternate), Marianne Hammond (Alternate)

Staff: John P. Segedy, Recording Secretary

Public: Waonda (Pat) Gould, Virginia Burton

CALL TO ORDER

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

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.

DESIGNATION OF ALTERNATE MEMBERS

Fred Murphy was designated to vote in place of Paris Wells.

MINUTES

April 18, 2012

Larry Baker moved: *To approve the minutes of April 18, 2012 as presented.*

Ann Poole seconded. Motion passed 6-0-1 (Herm Wiegelman abstained).

PUBLIC INPUT/ BUSINESS

Pat Gould gave notice he was recording the meeting.

Pat Gould said he was present to speak about problems he has had at his property that he believes are being caused by the Town's use of the abutting property it owns on Contoocook Falls Road. He said that when they use it as a shooting range the smoke is so thick it is hard for him to breath. He said that the equipment used in operating it as a sand pit has caused sinkholes in his property, damage to the pond on his property, and injury to the wildlife. He said he has spoken to the Selectmen & the State (Department of Environmental Services – DES) and that the State said he should come to the Planning Board.

Herm Wiegelman said that the Town is required to come to the Planning Board with plans on which they can either approve or hold a Public Hearing. He said that it is his understanding that the Planning Board has no authority to disapprove the Town's plans however it can make recommendations. He suggested that going through the process would be the way to proceed.

Pat Gould noted that he believed that the Town had burned and or buried building material in the pit. Dave Fullerton said that he has been down to the property in question and that he had seen material that had been dumped, but that he believed it was dumped by other people, not the Town.

Herm Wiegelman said that they should have the Selectmen go through the process of creating a site plan and bringing it to the Planning Board.

Consensus of the Board was in agreement with Herm Wiegelman's position.

Herm Wiegelman asked that Dave Fullerton convey the request to the rest of the Selectboard.

Martha Caron suggested that Mr. Gould put his specific complaints in writing so that the Selectmen could address them.

OLD BUSINESS

1. **ZAREMBA PROGRAM MANAGEMENT, LLC/CRAIGEN L.T. MAINE**
(Zaremba) 201 West Main Street (Map 11P, Lot 177). Case No 11-015.

Herm Wiegelman noted that the performance bond has been reviewed and approved by the Town's Attorney. He said that there is a copy of it in the Boards' packet of information.

Martha Caron stated that the other issue was the sidewalk/crosswalk required of the project. Herm Wiegelman said that it was his understanding that they were waiting for the State and Zaremba personnel to work out the issue. He noted that in the Board's packet were four options that are being considered.

The Board reviewed the four options and discussed them.

Herm Wiegelman said that since they were waiting for Zaremba to come back to the Board with revised plans, there was nothing for the Board to act on at this point.

The Board then discussed the proposed performance bond. There was questioning as to whether the document provided was final as it did not have the dates filled in.

Ann Poole said that she wanted to wait until they had a final copy with everything filled in.

Ken Stafford, Sr. asked if the amount listed was correct.

Herm Wiegelman answered that it was the amount that the town's engineer said was needed.

Martha Caron questioned whether the amount needed would change when an amended plan is submitted.

Ann Poole moved: *To table approval of the bond until an amended plan is presented to the Planning Board.*

Martha Caron seconded. Motion passed 6-1 (Ken Stafford, Sr. voted no).

NEW BUSINESS

1. **Partners Farm, LLC**

Herm Wiegelman read a letter from the Town's Attorney stating he had reviewed the Registry of Deeds records as required annually by the Board's approval of the project, and that no conveyances have occurred.

2. **Zoning Amendment Pamphlet**

Herm Wiegelman provided copies of a pamphlet that the Planning Board had produced and circulated regarding proposed amendments in 2006. He said that if the articles that were defeated this year are brought back to try again next year, that he thinks they should produce a similar pamphlet.

OLD BUSINESS

1. **Meeting Minutes**

Herm Wiegelman noted that the Board had decided to think about this at the last meeting. He said that as he understood it had been proposed to stop posting the Board's unofficial minutes on the Town's Web site, and only post them on the web after they were approved by the Board.

Larry Baker said that after thinking about it he had changed his mind and now believes that the Planning Board should make the change, which would be in accordance with what the Selectboard does.

Dave Fullerton said that the Park Board does it that way also because there had been a controversial issue that had come up at a meeting a couple of years ago.

Ann Poole said that she still thinks that they should be on the web. If they are going to be posted on the Town Office bulletin board, she sees no reason not to put them on the Web.

Martha Caron said she was concerned that with the unofficial ones sent out, that people wouldn't go bother to read the official ones just assuming they were the same.

Ken Stafford, Sr. asked if there had been an issue or any problem with them being published. He said that since there wasn't a problem then they should leave them on.

Herm Wiegelman conducted a straw poll of the members. Ken Stafford, Sr. wanted to leave the unofficial minutes on the Web. Dave Fullerton, Martha Caron, Herm Wiegelman, Larry Baker & Fred Murphy wanted to not post them.

Martha Caron moved: *That the Planning Board change its minute dissemination procedure by following that used by the Town Selectboard and not place unofficial minutes on the Internet.*
Larry Baker seconded. Motion passed 5-2.

2. Alternate Member Participation

Herm Wiegelman reported that there had been discussion on 'Planlink', an Internet discussion board, about the role that Alternate Members should play at meetings. He said that the upshot was that Alternates could participate in discussion, but could only vote if designated to do so. It was noted that was the current practice of this Board.

Herm Wiegelman said that he would request that Shane O'Keefe send the link to 'Planlink' to everyone.

3. Emerald Lake Village District (ELVD)

Herm Wiegelman noted that the letter discussed at the last meeting had been sent and a copy was in the Board's packet.

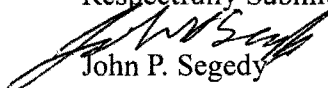
Martha Caron noted that the ELVD Commissioner's meetings were on the first Friday of the month, so Planning Board members might want to put that on their calendars.

ADJOURNMENT

Martha Caron moved: *To adjourn.*

Ann Poole seconded. Motion passed 7-0 at 7:48 pm.

Respectfully Submitted:


John P. Segedy
Recording Secretary
Approved May 16, 2012