

**PLANNING BOARD
27 School Street
HILLSBOROUGH, NH
May 7, 2014**

DATE APPROVED May 21, 2014

TIME: 7:00 p.m. – 7:45 p.m.

CHAIRMAN: Herman Wiegelman

FIRST VICE CHAIRMAN: Larry Baker

SECOND VICE CHAIRMAN: Martha Caron

MEMBERS: Ann Poole, William Clohessy, Denise DeForest

EX-OFFICIO: David Fullerton

PLANNING DIRECTOR: Robyn Payson

ALTERNATES PRESENT: John Penny

ALTERNATES APPOINTED:

EXCUSED:

Members of the Public: Donald Solomon, Timothy Ferwerda, Audrey Bethel, Stephen Bethel, Willis Merrill, Todd Stevenson, Edward Tasker, Cindy Gagne, Dan Soto and Taj Bethel

CALL TO ORDER:

The meeting was called to order at 7:00 p.m. by Chairman Herman Wiegelman.

Minutes:

Mr. Baker made a motion to accept the minutes of April 2, 2014 as presented. Mr. Clohessy seconded the motion. The Board voted all in favor.

Candidate for Alternate:

Chairman Wiegelman and the Board Members had received a letter from Donald Solomon expressing his interest in becoming an alternate to the Board.

Mr. Baker made a motion to appoint Mr. Solomon as an alternate to the Planning Board. Ms. Poole seconded the motion. The Board voted all in favor.

Minor Subdivision, Map 5, Lot 86 – Owned by Stephen Bethel located at 34 Bethel Road:

Ms. Poole excused herself from this matter as she is an abutter to the property.

Mrs. Payson distributed copies of the plan and related documents.

Mr. Baker made a motion to have Mr. Penny sit on the Board in Ms. Poole place for the consideration of this subdivision.

Chairman Wiegelman appointed Mr. Penny to sit in place of Ms. Poole.

Mr. Ferwerda presented the plan and explained that the subdivision was being presented in the hopes of creating a three acre building lot out of the original forty-eight acre lot. He said the State Subdivision

Approval is pending and they would also like to request a waiver from the full boundary survey of the entire forty-eight acres.

Chairman Wiegelman asked if the application was complete.

Mrs. Payson answered yes except for the waiver from the boundary line survey of the entire forty-eight acres.

Mr. Ferwerda said they are requesting approval conditional upon approval from the State and the survey waiver.

Mrs. Payson would like to add one more condition regarding the placement of a silt fence up slope from any wetland and adjacent to any drainage area which leads to a wetland prior to any construction.

Ms. Caron made a motion to waive the boundary line survey requirement. Mr. Penny seconded the motion. The Board voted all in favor.

Mr. Penny made a motion to accept the application for consideration. Mr. Baker seconded the motion. Board voted all in favor.

Chairman Wiegelman opened the public hearing for comments on the proposed subdivision.

As there were no public comments, Chairman Wiegelman asked for a motion to approve the subdivision.

Mr. Baker made a motion to approve the subdivision with the following conditions:

1. Before construction actively begins silt fences will be installed up slope of the wetland or adjacent to any drainage area which leads to the wetland
2. Obtain State subdivision approval.

Ms. Caron seconded the motion. The Board voted all in favor.

Ms. Poole returned to her seat on the Board.

Major Site Plan, Map 24, Lot 93 – Owned by Leo Demag located at 59 Henniker Street:

Chairman Wiegelman asked if the application was complete.

Mrs. Payson said it was substantially complete. She is waiting for the landscaping plan and a drainage study is still pending.

Chairman Wiegelman asked for a motion to accept the submitted site plan for consideration.

Mr. Baker made a motion to accept the plan as submitted. Mrs. DeForest seconded the motion. The Board voted all in favor.

Mr. Soto, representing the Atwater Group, described the project. He explained that the Family Dollar Store's present site doesn't allow for expansion of products and there are issues with the condition of the building.

Mrs. Payson said she had met with the department heads to get their input regarding this project. She said the Fire Chief and the Police Chief have no life safety concerns however the Highway Forman has a concern regarding drainage, which will addressed in the drainage study.

Chairman Wiegelman asked if the plan was far enough along to be submitted for a peer review.

Mrs. Payson said it has already been submitted.

Chairman Wiegelman asked for a motion to set the date and time for a site walk.

Mr. Baker made a motion to continue the hearing and schedule a site walk for Wednesday, May 21 at 6:00 p.m. Mr. Fullerton seconded the motion. The Board voted all in favor.

Master Plan Committee Update:

Mr. Baker said they met with Michael Tardiff from CNHRPC last week to go over the committee's preliminary survey. He said Mr. Tardiff has taken the survey back to his office for further review. The Committee will be meeting with him on Wednesday, May 28 at 7:00 p.m. to go over his recommendations.

Other Business:

Mrs. Payson said she had sent a sample of a public notice to The Villager and The Messenger for pricing. She said by increasing the notice fee by \$10.00 the Board would be able to place a notice in both papers which would be beneficial as the town doesn't have a paper of general circulation.

Mrs. DeForest made a motion to increase the notice publication fee by \$10.00, from \$75.00 to \$85.00. Mr. Clohessy seconded the motion. The Board voted all in favor except for Ms. Poole who voted no.

Adjournment:

Chairman Wiegelman entertained a motion to adjourn.

Mr. Baker made a motion to adjourn. Ms. Poole seconded the motion. The Board voted all in favor.

Meeting adjourned at 7:45 p.m.

Respectfully Submitted:

Iris Campbell
Recording Secretary