

# **HILLSBOROUGH PLANNING BOARD**

**October 17, 2012**

## **Official Meeting Minutes**

Present:

Members: Herm Wiegelman (Chair), Martha Caron (Vice Chair), Ann Poole, Dave Fullerton, Larry Baker, Bob Eckberg (Alternate), Marianne Hammond (Alternate), Rachel Hawkinson (Alternate)

Staff: John P. Segedy, Recording Secretary; Kelly Dearborn-Luce, Code Enforcement Officer

Roger Racette, Chair, Zoning Board of Adjustment (ZBA)

### **CALL TO ORDER**

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

### **DESIGNATION OF ALTERNATE MEMBERS**

Bob Eckberg was designated to vote in place of Paris Wells.

Marianne Hammond was designated to vote in place of Ken Stafford, Sr.

### **MINUTES**

**September 19, 2012**

**Marianne Hammond moved: *To approve the minutes of September 19, 2012 as presented.***

**Larry Baker seconded. Motion passed 4-0 (Ann Poole, Martha Caron & Bob Eckberg abstained).**

### **PUBLIC INPUT/ BUSINESS**

Kelly Dearborn-Luce appeared to inform the board that extra funding had been obtained from the Federal Government – Safe Routes to School Program to cover the amount that the bids had exceeded the budgeted amount for the Sidewalk work. She said that they are now able to proceed with the work. In answer to a question she said she did not know if it would be done this fall or in the spring.

Kelly Dearborn-Luce said that the candidate (Robin Payson) for the Part-Time Planning Director position had accepted the preliminary offer. She still needed to meet with the Selectboard which would be happening on October 23<sup>rd</sup>. Kelly Dearborn-Luce said that Miss Payson is signed up to take the Safe Routes Training.

### **OLD BUSINESS**

#### **1. Warrant Articles - Zoning**

Roger Racette explained that an issue had come up recently that he had discussed with Kelly Dearborn-Luce where someone had wanted to get a building permit for a residence in a commercial zone based upon a variance that had been granted previously. He said it had to be given because there was no expiration date of the variance and that in this case it wasn't a big issue but that they saw the possibility of a problem as neighborhoods and criteria may have changed. Roger Racette said that the Zoning Task Force had discussed this last year but had decided at that time not to come forward with this as a change.

Kelly Dearborn-Luce said she had done some research and that there were two ways to address the issue. One way was to present a change to the codes to the voters. She said she had prepared a draft of an article. Kelly Dearborn-Luce said that it could also be addressed on a case by case basis as a condition of a variance.

Roger Racette noted that an expiration has been found not to be a taking of property. He said that the problem is that the ZBA doesn't know when it grants a variance if it is going to be used or not.

Martha Caron suggested that both could be done – for example a 2 to 10 year expiration in the code and then shorter periods could be applied as a condition on a case by base basis.

Herm Wiegelman said he liked the idea of using both as Martha had suggested.

Martha Caron volunteered to help Kelly write it up.

Herm Wiegelman said that they should also discuss the warrant articles from last year that failed to pass. He said that he thought the article about trailers was the problem.

Roger Racette said that he thought that there was too much presented at once.

Martha Caron said she thought that they needed to get information out earlier.

Marianne Hammond suggested it could be discussed at the Candidates night. There was discussion about candidates night being too long already.

Martha reviewed the people who had been on the task force last year. She thought that Kelly Dearborn-Luce and the new planner should be consulted. She said she thought that Jon Gibson may have had enough and that she wasn't sure about Harvey Chandler.

John Segedy speaking as a member of the public asked if any members of the public would be appointed. He noted that he had previously volunteered to serve.

Herm Wiegelman said that he would appoint Roger Racette, Martha Caron and the Town Planner and that they could decide to expand the committee as they wanted.

## **2. Warrant Article – Scenic Roads**

John Segedy read three lists of existing scenic roads – two had been provided by Iris and the third came from the 'OPEN SPACE TRAIL SYSTEM PLAN'

[http://des.nh.gov/organization/divisions/water/wmb/repp/documents/hillsborough\\_open\\_space.pdf](http://des.nh.gov/organization/divisions/water/wmb/repp/documents/hillsborough_open_space.pdf)

There was discussion of these and it was decided to pass this task (compiling a single list of currently designated roads) on to the planner.

## **3. Warrant Article – Planning Director**

Ann Poole read a proposed article she had prepared: *To see if the town will vote to establish a Full Time Position of Director of Community Planning and Economic Development.*

Dave Fullerton noted that if such an article is presented and gets voted down then it can't be done. He said that currently the Selectmen could expand to Full Time if it wants and the hours justify it.

Ann Poole said they could pursue both.

Marianne Hammond said she would be concerned about having a vote when they were doing it anyway. She thought that the negative press about it would be similar to the issue with the police dog a couple of years ago.

Martha Caron suggested the part time director keep time sheets which could then be used to justify expansion to full time. She asked if they needed to request that formally.

Dave Fullerton suggested they wait and see what happens on Tuesday.

**OTHER BUSINESS**

**1. Priorities for Planning Director**

There was discussion of who would control the Director.

Dave Fullerton said that ultimately the Selectmen have control.

Herm Wiegelman said that the Selectmen are trying to control the Planning Board through the Planning Director.

Dave Fullerton said that the Selectmen are not likely to get involved in the day to day duties of the Planning Director.

Herm Wiegelman said that he had no faith in the Selectmen not abusing this.

Herm Wiegelman appointed himself and Martha Caron to a sub-committee to work on the issue of control with the Local Government Center (LGC).

Rachel Hawkinson suggested inviting the Selectmen to a Planning Board Meeting to discuss this.

**2. November Meetings**

John Segedy pointed out that there was no meeting scheduled for November 21<sup>st</sup>.

Ann Poole suggested scheduling a work session on the 14<sup>th</sup>.

Herm Wiegelman said they could wait until the 7<sup>th</sup> to see if needed.

**Ann Poole moved: *To schedule a Work Session Meeting on November 14, 2012 at 7:00 pm to address concerns regarding the warrant articles.***

**Larry Baker seconded. Motion passed 7-0.**

John Segedy asked if he should do a Public Notice. Herm Wiegelman said yes.

**CORRESPONDENCE**

**1. LGC – Pamphlet about Annual Conference**

**ADJOURNMENT**

**Larry Baker moved: *To adjourn.***

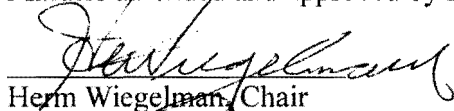
**Herm Wiegelman seconded. Chair Wiegelman adjourned the meeting at 8:18 pm.**

Unapproved Minutes Respectfully Submitted:

John P. Segedy

Recording Secretary

Minutes amended and approved by Board November 7, 2012

  
Herm Wiegelman, Chair