

PLANNING BOARD
27 School Street
HILLSBOROUGH, NH
August 29, 2022

DATE APPROVED: 09/07/22

TIME: 7:00 p.m. – 7:20 p.m.

MEMBERS: Susanne White- Chairperson, Melinda Gehris -Vice Chair, Adam Charrette, Ed Sauer, Steve Livingston, Nancy Egner

EX-OFFICIO: James Bailey III

PLANNING DIRECTOR: Robyn Payson

ALTERNATES: Kim Opperman, Dana Clow

Excused: Kim Opperman

Public: John Kergil, Bob Hassett, Carollee and Steve Miller, Kathleen Breen, Butch Davis, Jack Franks, Erin Darrow, Bill Hutwelker, Brian Hr, Stacy Belanger, George Belanger, Andrew Hissy, Bill and Nancy Shee, Riche' Colcombe

Call to Order:

Chairperson Susanne White called the meeting to order at 7:00 PM.

Susanne White called the roll, all members were present-no alternates appointed.

Susanne White read the Public Hearing rules.

Minutes: 08/17/22 Nancy Egner made a motion to approve the minutes. Melinda Gehris seconded the motion. The motion carried unanimously.

Conditions of Approval

219 West Main Street Map 11O Lot 170

Jack Franks-Avanru Development

This application has been approved. This hearing is to discuss the Conditions of Approval.

Susanne White asked if Jack Franks or Erin Darrow wanted to present any additional evidence.

Erin Darrow said they had provided a response to the conditions, and they were content where they were. If there were any additional questions, they would be happy to provide input.

Melinda Gehris said that before she made her revised motion, she wanted to thank Mr. Franks and Ms. Darrow for all of the hard work they have done. She said the Board has also done its work and she is hoping that work will soon be done.

Melinda Gehris made her revised motion:

I make a revised motion to approve the site plan application to construct two 42-unit multi-family structures at 219 West Main Street (Map 110 Lot 170), in 10.1 acres of land located in the Commercial District.

The project was submitted by Jack Franks of Avanru Development Group, LTD. On behalf of property owners William S. and Nancy M. Shee and in accordance with the plan titled: "Plan set for Site Development Plan Review Workforce Multifamily Housing development 219 West Main Street Tax Map 100 Lot 170 Hillsborough, New Hampshire dated July 27, 2022, prepared by Erin Darrow, P.E., C.P.E.S.C. of Right Angle Engineering and as submitted as a part of this application with the following conditions:

1. The Owner's signature, and all professional stamps/signatures (including, but not limited to Land Surveyor, Wetland Scientist, Soil Scientist, and Engineer-of-Record) will be included on the final plans.
2. All dewatering, management of excavated areas and construction must be completed in compliance with local, state, and federal requirements, following NHDES best management practices, and in accordance with the storm water pollution prevention plan.
3. Submission of all Federal and State approvals (including but not limited to, NHDES Environmental Permits, EPA Notice of Intent (NOI), Stormwater Pollution Prevention Plan (SWPPP), SWPPP Field Reports, etc.).
4. A pre-construction meeting with the Applicant, the Applicant's Contractor, the Hillsborough Building Inspector, and any other Town Departments be completed prior to the commencement of construction.
5. Submission of annual stormwater inspection reports that identify the third-party inspector (including name of company, contact information and name of inspector) date of the inspection, results of the inspection, corrective measures performed (include date of completion).
6. The Developer will provide the Town a copy of the New Hampshire Housing Finance Authority payment and performance bond.
7. Submission of certification that all Town engineering review fees have been paid in full prior to the signing of the site plan by the Planning Board Chair.
8. All light fixtures both pole and wall mounted will be fully shielded and "Dark Skies" certified with a maximum 3000 kelvin color tone.
9. A site lumen total shall not exceed 200,000 lumens for all combined lighting fixtures except for emergency only lighting.
10. A restrictive covenant shall be recorded stating that the units in this Workforce Housing development may not be rented to or sold to any household whose income is greater than

that specified in RSA 674:58, IV as amended for a term of 30 years.

11. The Planning Department shall receive final as-built plans in electronic format and full-sized hard copy.

Ed Sauer seconded the motion.

Susanne White asked for discussion from the Board members.

Steve Livingston asked if the conditions were satisfactory to the Applicant. Mr. Franks said they were.

Susanne White opened the public hearing. She asked the public for their comments. Hearing none, she closed the public hearing.

Susanne White called for a vote. The motion carried unanimously. The conditions were approved.

Mr. Franks said there have been some changes to the size of the dwelling units. The unit size went from 630sq ft to 605 sq ft for the 1-bedroom unit and 945sq ft to 905sq ft for the 2-bedroom units. And there is also a slight adjustment on the foundation system. Those changes will be reflected in the updated plans.

Ed Sauer asked what a potential time frame was for construction.

Mr. Franks said the earliest they could get in the ground would be mid-April-May.

Rules of Procedure

Robyn brought up a small change that she made to the rules. It may be minor enough that the Board could approve the rules this night. There was discussion at the previous meeting about people being able to speak only once for three minutes. She changed “speak a second time” to “speak again”. Robyn said the Board would need to decide if that was a significant enough change to wait until the next meeting to approve the Rules of Procedure.

Melinda said that still gives the Chair the ability to say to someone “we have already heard from you and we are not taking additional comments. Robyn Payson said that was true.

Melinda Gehris said to her that was a minor enough change, and she would feel comfortable adopting the rules tonight.

Ed Sauer made a motion to approve the Rules of Procedure. Nancy Egner seconded the motion. The motion carried unanimously.

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There being no other business Melinda Gehris a motion to adjourn. Nancy Egner seconded the motion.

Meeting Adjourned 9:20 pm

Respectfully Submitted,

Robyn L. Payson, Planning Director