

**PLANNING BOARD
27 School Street
HILLSBOROUGH, NH
August 02, 2023**

TIME: 7:00 p.m. –7:25 p.m.

DATE APPROVED: 08/16/23

MEMBERS: Susanne White- Chairperson, Nancy Egner -Vice Chairperson, Ed Sauer-Second Vice Chairperson, Adam Charrette, Steve Livingston, Bryant Wheeler

EX-OFFICIO: James Bailey III

PLANNING DIRECTOR: Robyn Payson

ALTERNATES: Kim Opperman, Dana Clow, Morgan Tanafon

Excused: Steve Livingston, Dana Clow, Kim Opperman, Morgan Tanafon

Public: Rick Jones, John Henderson

Call to Order:

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

Minutes

07/19/23 Ed Sauer made a motion to approve the minutes. Jim Bailey seconded the motion. The motion carried unanimously.

PUBLIC HEARING

Site Plan Amendment

83 Henniker Street (Map 24 Lot 97)
John Henderson

Robyn Payson introduced the application. She said the application was sufficiently complete for consideration by the Board.

Jim Bailey made a motion to accept the application. Adam Charrette seconded the motion. The motion carried unanimously.

John Henderson presented his application to add three new additions to the existing diner. The first addition will be to add two ADA compliant bathrooms and one staff bathroom. The second addition is a dining area and the third is for freezer storage. The additions meet setbacks. He anticipates having approximately 45 parking spaces after the additions are built.

Susanne White asked about the number of egresses on the building.

Mr. Henderson pointed them out and said there would be a handicapped ramp on one of them.

Ed Sauer asked how much seating there was in the diner.

Mr. Henderson said currently there are 55 seats, and the addition will bring that number up to 95.

Susanne White opened the public hearing.

Rick Jones of 77 Henniker Street said that a new pole was put up by Eversource and they put the guy wires more on to his property than they were previously. Mr. Jones was advised to contact Eversource with his concern. Mr. Jones said he was in favor of this business and wanted to see it succeed.

There was a discussion about the design of the building. Mr. Henderson said they hope to start construction in September.

Susanne White closed the public hearing.

Nancy Egner made a motion to approve the Site Plan Application. Adam Charrette seconded the motion.

Following discussion, Susane White suggested a condition be added to require all lighting be full cutoff and down cast. Nancy Egner made a motion to approve the amendment to the motion. Ed Sauer seconded the motion on the amendment. The amendment was added to the motion unanimously.

The amended motion and Findings of Fact are as follows:

Nancy Egner made a motion approve the Site Plan Amendment application submitted by John Henderson of Hendo Properties to build 3 new additions. One addition will be for storage and two ADA bathrooms and an employee bathroom. Another addition will be a dining area, and the third addition will be freezer storage. This decision is in accordance with the application filed on July 7, 2023, and in accordance with the Findings of Fact and with the following condition.

1. Compliance with all state, local and federal laws.
2. All lighting will be full cutoff and downcast.

Findings Of Fact

Based on the application, testimony, and additional documentation given to the Board at the hearing the Board hereby makes the following findings of fact:

1. The property is located at 83 Henniker Street
2. The applicant is the owner of record of the lot.
3. John Henderson presented the application for the Site Plan Amendment
4. The lot is located predominantly in the Central Business District with a small corner located in the Commercial District.

5. The diner is located exclusively in the Central Business District portion of the property.
6. There is a site plan approval in the 1985 file but no site plan in the file.
7. This site plan amendment will not cause impacts on:
 - a. Traffic
 - b. Groundwater and drainage
 - c. Sanitary and solid waste disposal
 - d. Lighting and glare
 - e. Noise
 - f. Fumes odors or air pollutants

Adam Charrette seconded the motion. The motion carried unanimously.

Other Business

Robyn Payson said she had sent the Planned Unit Development ordinance draft to Town Counsel who said there was still some work that needed to be done before legal review. He recommended looking at the ordinances of Concord and New London. She distributed copies of those ordinances as well as the Hillsborough draft for the Board to review and discuss at the meeting of August 16th.

There being no further business Adam Charrette made a motion to adjourn. Ed Sauer seconded the motion.

Meeting Adjourned 7:25 pm

Respectfully Submitted,
Robyn L. Payson, Planning Director