

**PLANNING BOARD  
27 School Street  
HILLSBOROUGH, NH  
January 3, 2018**

**DATE APPROVED:**

**TIME:** 7:00 p.m. – 7:50 p.m.

**CHAIRMAN:** Herman Wiegelman

**FIRST VICE CHAIRMAN:** Donald Solomon

**SECOND VICE CHAIRMAN:** Denise Deforest

**MEMBERS:** Mike Reopel, John Penny and Gary Sparks

**EX-OFFICIO:** James Bailey III

**PLANNING DIRECTOR:** Robyn Payson

**ALTERNATES:** Terry Cutter, Larry Baker, Susanne White, Charles Denton, Robert Hanson

**EXCUSED:** John Penny, Mike Reopel, Robert Hanson

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Others Present, Mike Tardiff, Sam Durfee CNHRPC

Minutes 12/20/2017- Gary Sparks made a motion to approve the minutes as amended. Denise Deforest seconded the motion. The motion carried unanimously.

**Master Plan**

Mike Tardiff of CNHRPC presented the Planning Board with the “Hillsborough Tomorrow” chapter of the Master Plan. The Board was asked to review it and send any changes to Planning Director Robyn Payson.

**CIP**

Sam Durfee reviewed the final draft of the Capitol Improvements Plan with the Planning Board. The final step in the process is to hold a public hearing so the Planning Board can approve the CIP.

Gary Sparks made a motion to schedule the Public Hearing for February 7<sup>th</sup>, 2018. Don Solomon seconded the motion. The motion carried unanimously.

**Groundwater Protection Ordinance/Zoning Amendments**

Robyn informed the Planning Board that according to the New Hampshire Municipal Calendar and the Planning Board meeting schedule, the first Public Hearing for zoning amendments would have to be January 17<sup>th</sup>.

Mike Tardiff reviewed the final draft of the Groundwater Protection Ordinance and the map that is associated with it. After a short discussion, Don Solomon made a motion to bring this ordinance forward for Public Hearing on January 17<sup>th</sup> 2018. Susanne White seconded the motion. The motion carried unanimously.

## January 3, 2018 - Planning Board Meeting Minutes

Robyn presented the other two articles to be considered to be on the ballot at Town Meeting this year. The first one was to amend the Table 4 Chart of Uses and allow by Special Exception: Personal Services, Repair Service and Retail in the Village Residential District. The reason being these uses are compatible with village districts and Home Businesses. In order for these uses to be executed they must go to the Zoning Board of Adjustment for a Special Exception, and then to the Planning Board for a Change of Use and the Site Plan Review process.

The second article was to remove the language in 229-10 Stream and Shoreline Protection and replace it with a reference to RSA 483-B of the Shoreland Water Quality Protection Act. The reason behind this article was that there have a number of Variances requested of the 75ft setback requirement. Often applicants would come to ZBA hearings with their Shoreland permit from DES in hand. Although the statute requires only a 50ft setback, there is an extensive list of other requirements that (include but are not limited to) erosion controls, pollution prevention, erosion control and over all site impacts. The current ordinance does not address those issues.

Following discussion Susanne White made a motion to bring these two articles forward for Public Hearing January 17<sup>th</sup>, 2018. Don Solomon seconded the motion. The motion carried unanimously.

Meeting adjourned at 7:50 pm

Respectfully Submitted:

Robyn Payson, Planning Director