

**PLANNING BOARD
27 School Street
HILLSBOROUGH, NH
January 6, 2016**

DATE APPROVED: January 20, 2016

TIME: 7:01 p.m. – 7:31 p.m.

CHAIRMAN: Herman Wiegelman

FIRST VICE CHAIRMAN: Donald Solomon

SECOND VICE CHAIRMAN: Denise DeForest

MEMBERS: Gary Sparks, John Penny and Larry Baker

EX-OFFICIO: James C. Bailey, III

PLANNING DIRECTOR: Robyn Payson

ALTERNATES PRESENT: Pamela Stohrer

EXCUSED: James C. Bailey, III and Pamela Stohrer

MEMBERS of the PUBLIC:

CALL to ORDER:

Chairman Wiegelman called the meeting to order at 7:01 p.m.

MINUTES:

Chairman Wiegelman entertained a motion to accept the minutes of December 16, 2015.

Mr. Solomon made a motion to approve the minutes of December 16, 2015 as presented. Mr. Sparks seconded the motion. The Board voted all in favor.

PUBLIC HEARING:

Chairman Wiegelman opened the second public hearing regarding the Zoning Amendments being proposed for the 2016 Town Meeting.

ZONING AMENDMENT #8

Amend Table 4 Chart of Uses-Residential Uses note #2 Central Business District

Purpose:

The purpose of this article is to prohibit creating street level dwelling units in the Central Business District

(2) Dwellings at street level are prohibited. Minimum floor area for any dwelling unit on the second floor or above shall be 600 square feet.

Mrs. Payson changed the wording of (2) above to the following: "The conversion of any street level Commercial Unit into a Residential Dwelling Unit is prohibited. Minimum floor area for any dwelling unit on the second floor or above shall be 600 square feet.

Mr. Baker said this change made the ordinance a lot clearer.

The Board agreed.

Chairman Wiegelman entertained a motion to present the zoning amendments as proposed to the 2016 Town Meeting.

Mr. Solomon made a motion to present the zoning amendments as proposed to the 2016 Town Meeting. Mrs. DeForest seconded the motion.

Mr. Baker asked if there were any changes to Amendment #5. The Board felt comfortable with the amendment as written.

The Board voted all in favor of the motion.

Chairman Wiegelman said the next item to be discussed was the proposed change to the Site Plan Regulation 185-5.1, Section (B) and (C).

Mrs. Payson said this change addresses the issue of Exempt Changes of Use.

§ 185-5.1. Exempt changes of use. [Added 9-17-1997] [Amended 1-18-2012]

- B. In order to achieve exempt status, the owner of a property (or his/her agent) must apply in writing to the Planning Board for an exemption from Site Plan Review on forms to be provided by the Board. The application shall fully describe the proposed change of use and shall address the requirements set forth in Subsection A above.
- C. No request for exempt status shall be approved or disapproved by the Planning Board without affording a meeting with the Planning Board to review and determine whether to waive or require Site Plan review. Changes of Use are defined in Article II: General Provisions, Section 229-6 Definitions: CHANGE OF USE. This applies to changes or expansion of any Commercial Use or Dwelling. At this meeting, the Planning Board will decide whether to waive or require Site Plan Review.

Mr. Baker asked if this needs to be done through Town Meeting or can the Board act on it now.

Mrs. Payson said this is something the Board can approve.

The Board discussed the proposed change. They also discussed several different scenarios which this amendment could be applied to.

Mr. Baker made a motion to adopt the amendment as proposed. Mr. Penny seconded the motion. The Board voted all in favor.

Chairman Wiegelman closed the public hearing,

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PUBLIC MEETING:

Mrs. Payson distributed the scheduling calendar for 2016.

ADJOURNMENT:

Mr. Sparks made a motion to adjourn. Mrs. DeForest seconded the motion. The Board voted all in favor.

Meeting adjourned at 7:31 p.m.

Respectfully Submitted:

Iris Campbell
Recording Secretary