

**PLANNING BOARD
27 School Street
HILLSBOROUGH, NH
January 20, 2016**

DATE APPROVED: February 17, 2016

TIME: 7:00 p.m. – 7:30 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:

MEMBERS of the PUBLIC: Richard McNamara, Cheryl Houston, Bradley Demo, Dr. Alan Ross and Brenda Dillon.

CALL to ORDER:

Chairman Wiegelman called the meeting to order at 7:00 p.m.

MINUTES:

Chairman Wiegelman entertained a motion to accept the minutes of January 6, 2016.

Mr. Sparks made a motion to approve the minutes of January 6, 2016 as presented. Mrs. DeForest seconded the motion. The Board voted all in favor except for Mr. Bailey who abstained.

PUBLIC MEETING:

Application Waiver of Site Plan/Change of Use

118 West Main Street Map 11P Lot 346

Dr. Alan Ross

Dr. Ross explained that he wished to open a dentistry office at 118 West Main Street.

Chairman Wiegelman asked if he had received approval from the Water and Sewer Department.

Dr. Ross answered yes.

Mrs. Payson said the Board should make the approval on these types of applications conditional upon obtaining a certificate of occupancy from the Building Department.

Mr. Sparks reminded the applicants that sign permits are obtained through the Board of Selectmen office.

Mr. Sparks made a motion to approve the exemption from site plan. Mr. Penny seconded the motion. Mr. Solomon asked how many employees there would be including himself.

Dr. Ross answered three.

Mr. Baker asked about parking.

Chairman Wiegelman said the plan shows seven spaces.

Dr. Ross said there are seven in front and four in the back where the employees will be parking.

Chairman Wiegelman asked if the Board was ready to vote.

The Board voted all in favor.

Application Waiver of Site Plan/Change of Use

28 County Road Map 5 Lot 121

Cheryl J. Houston

Ms. Houston would like to open a part-time chiropractic office, in one room, on the entry level floor of her home located at 28 County Road.

Chairman Wiegelman said she has received special exception approval from the Zoning Board of Adjustment (ZBA) and approval from the Water and Sewer Department.

Mr. Solomon asked if her practice would include x-rays.

Ms. Houston answered no, if someone needs an x-ray she would send them elsewhere.

Chairman Wiegelman asked about parking.

Mr. McNamara said they have room for seven cars.

Mr. Baker asked if at the ZBA hearing any abutters had attended and objected.

Mrs. Payson said no.

Mr. Baker made a motion to approve the application for exemption from site plan review. Mr. Sparks seconded the motion. The Board voted all in favor.

Application Waiver of Site Plan/Change of Use

39 School Street Map 24 Lot 4

Brenda Dillon

Mr. Demo explain that they would like to open a small business incorporating natural alternative healing methods including herbs and locally grown products. He said one room on the second floor of the home would be used for massage therapy, the products would be sold out of the barn and barn's loft could be used for yoga or meditation classes.

Mr. Solomon asked if this use fell under home occupation or home business.

Mrs. Payson said the ZBA did grant them a variance because it is a business in the village residential zone.

Mr. Sparks made a motion to approve the application for exemption from site plan review. Mrs. DeForest seconded the motion. The Board voted all in favor.

Mr. Baker noted that the Board had approved all the applications tonight without the condition Mrs. Payson had suggested at the beginning of the meeting. He suggested adding wording to the application to inform the applicant that they also have to meet all the conditions needed to obtain a "Business Occupancy Permit".

Mr. Sparks said the applicant needs to be informed that the approval is based on obtaining all necessary permits.

Mr. Solomon suggested that it may be helpful if Mrs. Payson could supply the Board with a basic form for a motion which the member making the motion could read and fill in the blanks.

Chairman Wiegelman said we had a past planner who actually wrote out the motions exactly how they should be worded so all the Board member making the motion had to do was read it.

Mrs. Payson said she could do that if the Board wished.

The Board agreed it was something they would like her to do.

ADJOURNMENT:

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

Meeting adjourned at 7:30 p.m.

Respectfully Submitted:

Iris Campbell
Recording Secretary