

PLANNING BOARD
27 School Street
HILLSBOROUGH, NH
January 21, 2015

DATE APPROVED: February 18, 2015

TIME: 7:00 p.m. – 8:35 p.m.

CHAIRMAN: Herman Wiegelman

FIRST VICE CHAIRMAN: Larry Baker

SECOND VICE CHAIRMAN: Martha Caron

MEMBERS: Ann Poole, William Clohessy, Denise DeForest

EX-OFFICIO: David Fullerton

PLANNING DIRECTOR: Robyn Payson

ALTERNATES PRESENT: Donald Solomon and John Penny

ALTERNATES APPOINTED: Donald Solomon for Martha Caron

EXCUSED: Martha Caron

Members of the Public: John Segedy, Brett Cherrington, Terry Yeaton, David Crane and David Marazoff.

Call to Order:

The meeting was called to order at 7:00 p.m. by Chairman Wiegelman.

Chairman Wiegelman asked Mr. Solomon to sit as a voting member for Ms. Caron.

Minutes:

Chairman Wiegelman entertained a motion to approve the minutes of January 7, 2015.

Mr. Solomon made a motion to approve the minutes of January 7 as submitted. Mrs. DeForest seconded the motion. The Board voted all in favor.

Mr. Baker said at the January 7, 2015 meeting he had made a change to the minutes of the December 17, 2014 regarding a vote by Ms. Caron but after listening to the tape of the meeting Iris Campbell determined the change was incorrect and the original minutes were not changed.

Public Hearing:

Chairman Wiegelman opened the public hearing regarding a request by PSNH to tree trimming on scenic roads.

Arborist Mr. Crane, representing PSNH, explained their plan to trim and remove of seven trees on the following scenic roads: Beard Road, County Road, Danforth Corners Road, Dean Hill Road, Farley Road, Jones Road and Shedd Road.

Ms. Poole asked them to consider topping off the dead trees to leave a sufficient stump for tree nesting birds.

Meeting Minutes January 21, 2015

Chairman Wiegelman asked for public comment and receiving none asked for a motion on the proposal.

Mr. Clohessy made a motion to approve the project has presented. Mr. Solomon seconded the motion. The Board voted all in favor.

Continued Public Hearing:

Chairman Wiegelman opened the continued public hearing regarding the proposed zoning amendments.

Mrs. Payson introduced Mr. Marazoff, the Town's Assessor, to the Board. She said Mr. Marazoff worked with her to draft this proposed ordinance.

Mr. Marazoff explained the difficulties he has experienced when Accessory Living Units and apartments are not well defined in the zoning ordinances and explained the need to do so. He said the approval of an ALU goes with the property and when the property is sold the new owner could possibly assume it is an approved rental unit. He said the assessment card would then indicate the type of unit so any prospective buyer could readily identify whether or not the unit was an apartment or an ALU.

Ms. Poole said if the intent is to not charge rent for the ALU then it should be stated in the definition.

Mr. Baker said the wording on 229-14 C could be left out.

Mr. Marazoff suggested changing the wording to: The owner shall not separately lease the primary dwelling unit and accessory apartment at the same time.

Ms. Poole said she is against this amendment because she feels it needs more work and pointed out that the change Mr. Marazoff suggested calls it an accessory apartment.

Mr. Baker made a motion to change 229-14 C to read: The owner shall not separately lease the primary dwelling unit and accessory living unit at the same time. Mr. Fullerton seconded the motion. The Board voted all in favor.

Mr. Segedy commented on the definition of an ALU and the reference to location "on a single floor".

Mr. Baker made a motion to 229-14 Definitions to remove the words "on a single floor". Mr. Fullerton seconded the motion. The Board voted all in favor.

Mrs. Payson suggested removing section 229-85 from the home business and occupation proposed amendment and to eliminate the sections 229-86 and 229-87.

Mr. Baker made a motion to delete the definition in 229-85 and abandon proposed sections 229-86 and 229-87. Ms. Poole seconded the motion. The Board voted all in favor.

Mr. Segedy said the Conservation Commission is in favor of the changes being made to 229-10 Stream and Shoreline Protection ordinance.

No one made any comments regarding the creation of a new zoning district for the Emerald Lake Village District.

Meeting Minutes January 21, 2015

Chairman Wiegelman said there will be a second public hearing on Wednesday, January 28 at which time the Board will vote whether to endorse these proposed changes for placement on the Town Meeting Warrant or not.

Other Business:

Chairman Wiegelman asked Mr. Baker if he had anything to present regarding the Master Plan.

Mr. Baker said the survey is on line and available through the Town's web site. He said postcards will be going out and paper copies will be available.

Chairman Wiegelman asked if a date has been set for the submission of the surveys.

Mr. Baker said the surveys will be collected for thirty days.

Ms. Poole asked what is considered an adequate response.

Mr. Baker answered a few hundred.

Adjournment:

Chairman Wiegelman entertained a motion to adjourn.

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

Meeting adjourned at 8:40 p.m.

Respectfully Submitted:

Iris Campbell
Recording Secretary