

**PLANNING BOARD
27 School Street
HILLSBOROUGH, NH
February 1, 2017**

DATE APPROVED: March 1, 2017

TIME: 7:00 p.m. – 8:25 p.m.

CHAIRMAN: Herman Wiegelman

FIRST VICE CHAIRMAN: Donald Solomon

SECOND VICE CHAIRMAN: Denise Deforest

MEMBERS: Terry Cutter, John Penny and Gary Sparks

EX-OFFICIO: James Bailey III

PLANNING DIRECTOR: Robyn Payson

ALTERNATES: Larry Baker and Michael Reopel

EXCUSED: John Penny and Herman Wiegelman

MEMBERS of the PUBLIC: Laurel Boivin, Jennifer Ducharme, Terry Large and Daniel Troy from Eversource, Nicholas Golon and Jeremy Belanger from TFMoran, Michael Tardiff from CNHRPC, Jennifer Zdon and Floyd Murphy.

CALL to ORDER:

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

Vice Chairman Solomon appointed Mr. Reopel to sit as a voting member for Mr. Wiegelman.

Approval of Minutes:

Vice Chairman Solomon entertained a motion to accept the minutes of January 18, 2017.

Mr. Sparks made a motion to accept the minutes of January 18 as presented. Mr. Cutter seconded the motion. The Board voted all in favor except for Mr. Bailey who abstained.

PUBLIC HEARINGS:

Subdivision Application: Map 11G/Lot 307 – 8 Sawmill Road
Eversource Jackman Hydro Station
Nicholas Golon, PE – TFMoran, Inc.

Vice Chairman Solomon recused himself from the Board as he is an abutter to this project.

Mrs. DeForest assumed the duties of chairman.

Acting Chairman DeForest asked if there were any questions from the Board.

Mr. Sparks mentioned at the last meeting the applicant made an informal presentation. He asked if the application was complete and ready for consideration.

Mrs. Payson said the application was complete and a variance was granted last month by the Zoning Board of Adjustment (ZBA). She added the time period for an appeal of their decision has not expired, so it could be approved conditional upon the appeal period expiring.

Mr. Golon introduced the teams from TFMoran and Eversource present tonight. He went on to explain that the application is for a subdivision to separate the generating facility from the distribution facility.

Mr. Large further explained this was an ongoing process ordered by the legislature to separate Eversource's generating and distribution assets. He said this subdivision would allow the owner of the generating plant to also own the land and the same would be true for the owner of the distribution facility.

Mrs. Payson reminded the Board that a motion is needed to accept the application as complete.

Mr. Sparks made a motion to accept the complete application for consideration. Mr. Bailey seconded the motion. The Board voted all in favor.

Mr. Golon explained the plan shows two lots, one just over two acres and one just under one acres, which meets the zoning size requirement. He said one setback is less than zoning requires and was the reason for the variance approval needed from the ZBA. He added there would be no additional construction as a result of this subdivision other than the work being done based on a previously approved site plan.

Mr. Golon also explained the reason for the waiver from landscaping which is included in the subdivision application.

Mrs. Payson said the landscape waiver was for test pit locations and for street plantings for new subdivisions. She isn't sure if that applies as the landscaping was previously approved during the site plan process. She feels the landscape waiver is only needed for the test pit locations.

Mr. Reopel asked what types of hazardous materials are located on the property.

Mr. Golon said there are components which use oil in the substation and there is an oil spill prevention counter measure plan for the substation.

Mr. Reopel would like to see the environment site assessment report.

Mrs. Payson asked for a copy of the report.

Mr. Solomon said the test pits being discussed are the type required for the designing of a septic system, which are a requirement for subdivision approval.

Acting Chairman DeForest said a motion is needed to grant a waiver to section 201-5:b18 for the test pits.

Mr. Sparks said so moved. Mr. Bailey seconded the motion. The Board voted all in favor.

Acting Chairman DeForest asked if there were any questions from the public, seeing none she closed the hearing to the public.

Acting Chairman DeForest entertained a motion to approve the subdivision pending the appeal period for the variance expiring.

Mr. Sparks so moved. Mr. Reopel seconded the motion

Mr. Cutter asked about public access to the river.

Mr. Large said for public safety they were declining to create any public access to the river because this is a working hydro electric facility and the out flow of water can change from very little to full capacity in a minute or less. He added in most cases where an access is granted it is located at least a quarter to a half mile away from the facility in both directions. He said this facility's lot doesn't have the room to allow for this safe distance.

Acting Chairman DeForest asked if there were any more questions from the Board, see none she ask for a vote to approve the application.

Mr. Reopel made a motion to approve the application. Mr. Bailey seconded the motion. The Board voted all in favor.

Mr. Solomon resumed the chairmanship at 7:30 p.m.

WORK SESSION:

Master Plan – Economic Development Chapter:

Mrs. Payson said the Economic Development Commission has been working on this chapter.

Mrs. Payson reported that the Town has received a grant from New Hampshire Department of Transportation to construct a sidewalk from the Central Business District to Shaw's.

Mr. Tardiff reviewed and discussed this chapter with the Board. The chapter includes long and short term objects for the town including but not limited to parking, sidewalks, regional community center and economic issues.

Mr. Reopel asked a partnership between the town and a private developer.

Mr. Tardiff said there has been talk about this in other towns. He could include this idea in a chapter.

The Board thanked Mr. Tardiff.

Advertising:

Mr. Payson said she worked up a template for the public notice advertising and sent it to both papers. She asked if she used this template would they be willing to guarantee a cost of \$50.00 per advertisement. Both papers agreed. She will schedule a public hearing for the Board's acceptance of the advertising cost.

ADJOURNMENT:

Vice Chairman Solomon entertained a motion to adjourn.

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

Meeting adjourned at 8:25 p.m.

Respectfully Submitted:

Iris Campbell
Recording Secretary