

**PLANNING BOARD**  
**27 School Street**  
**HILLSBOROUGH, NH**  
**April 1, 2015**

**DATE APPROVED:** April 15, 2015

**TIME:** 7:00 p.m. – 8:45 p.m.

**CHAIRMAN:** Herman Wiegelman

**FIRST VICE CHAIRMAN:** Donald Solomon

**SECOND VICE CHAIRMAN:** Denise DeForest

**MEMBERS:** Martha Caron, John Penny and Larry Baker

**EX-OFFICIO:** James C. Bailey, III

**PLANNING DIRECTOR:** Robyn Payson

**ALTERNATES PRESENT:** Pamela Stohrer and Gary Sparks

**ALTERNATES APPOINTED:**

**EXCUSED:**

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**Members of the Public:** Leigh Bosse, Richard Sousa, Kris Dimmons, Kristin Claire, John Segedy, Robert Hasset, Steven Venezia, Jack Wells, Steen Hahn, Brett Cherrington, Ann Poole, Alan Urquhart, Russell Galpin, Brittany Pearsall, Frank Pearsall, Sonia Pearsall, Yvonne Wiegelman, Pamela Stohrer, Susanne White, Ginks Leiby, Babette Haley, Laurel Boivin, Douglas Hatfield, Edward Tasker, Llewellyn Weaver, Dennis Roberts, Jr., Samantha Weaver, Warren Fleck, Larry DeLacy, David Fullerton, Robin Sweetser, Thomas Kamberis and Jame Williams

**Call to Order:**

Chairman Wiegelman asked Mr. Sparks to sit in place of Ms. Caron.

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

**Minutes**

Chairman Wiegelman entertained a motion to accept the minutes of March 18, 2015.

Mr. Solomon made a motion to approve the minutes of March 18, 2015 as presented. Mrs. DeForest seconded the motion. The Board voted all in favor except for Mr. Baker who abstained.

**Public Hearing:**

**Major Site Plan Review – Master Site Plan:** Weatherstone Crossing, Antrim Road, Map 11D/Lot 298; Map 11H/Lots 305 & 306 and Map 11L/Lots 311 & 327 – submitted by Saxon Partners and represented by Michael Black

Chairman Wiegelman opened the public hearing.

Mrs. Payson said the application was complete, however, the applicant is requesting a waiver from payment of the square footage fee at this time and the fee will be collected when each individual building permit is submitted. She said she spoke to town council and he feels this is reasonable because the fee is not related to the processing of this application.

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Mr. Baker made the motion to approve the waiver of the square footage fee requirement until the building permits are issued. Mrs. DeForest seconded the motion. The Board voted all in favor.

Chairman Wiegelman entertained a motion to accept the site plan application as complete.

Mr. Baker made a motion to accept the application as complete. Mrs. DeForest seconded the motion. The Board voted all in favor.

Ms. Caron entered the hearing at 7:10 p.m.

Chairman Wiegelman opened the public hearing and acknowledged the representative for Saxon Partners, Michael Black.

Mr. Black began the presentation by saying that this application is for a 239,000 square foot retail proposal. He said the project encompasses 160 acres with 98 acres set aside for conservation.

Wayne Morrill, representing Jones & Beach Engineers, said the piece of property contains 165.9 acres with one 3.29 acres lot in Antrim which is not part of the development. He addressed the following issues:

- The site has two power line easements one on the northern side of the property and one right down the middle – which will be relocated.

- There will be an entrance off of Route 202 with a signal light and a second entrance for fire access subject to gates and bars.

- Phase 1 will be building number one will be 158,583 square feet and will be visible from the West Main Street.

- Phase 2 will be building number two will be 25,000 square feet with multiple tenants and building number three will be a 4,700 square foot restaurant.

- All lighting will be dark sky compliant.

- William Rollins, the Town's engineer, has already reviewed the plans and a letter from him is included.

- They are still working with NHDES, NHDOT, Eversource and the Hillsborough Water and Sewer Commissioners.

- Explained the wetland impact and conservation easement plans.

Barry Gier from Jones & Branch, explained the excavation plan to create a level area and how all the extra material will be used on site. He said there will be a closed drainage system with all the water being treated.

Robin Woodburn from Woodburn and Company Landscaping Architects went over in detail the landscaping plan which uses most of the plants on the Town's acceptable plant list but also addresses the wishes of the client.

Chairman Wiegelman asked the Board members if they had any questions.

Ms. Caron asked for a clearer explanation of the phases.

Mr. Morrill said phase one is the large building, multi-tenant building and the restaurant, phase two is the building on the west side and phase three will be the housing development.

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Chairman Wiegelman opened the discussion up to public comments and asked that all questions be directed to the Board.

Pamela Stohrer asked about signage, the impact on leaving the tree stumps and employment opportunities.

Mr. Morrill said there would be one sign at the entrance and on the buildings. He said the stumps will be covered with about twenty feet of material so there will be no noticeable change in the contour of the land they decay. He said there would be a general contracting firm and they will do the hiring people from the surrounding communities.

Russell Galpin had a concern regarding the closeness of the entrance to the existing entrance to the Lake Sunapee property.

Mr. Black said that would be addressed with NHDOT. He is also talking to Lake Sunapee about future changes.

Brett Cherrington made a request that the conservation easement include a right-of-way to allow for a snowmobile trail.

Mr. Black said he will work with the snowmobile club to make sure they have access but not a deeded right-of-way.

Mr. Cherrington asked about the use of pervious pavement.

Mr. Gier said the soil on this site is not conducive to infiltration so pervious pavement could not be used.

John Segedy said that building permits aren't presented to the Planning Board but rather the Building Inspector so his question was when the Planning Board would be able to weigh in on the building and sign permits.

Mr. Morrill said the sign at the entrance would be facing north and will comply with the Town's sign ordinance.

Ms. Poole said the Planning Board should obtain a rendering of the site showing the development as seen from the West Main Street intersection before any material is moved.

Mr. Segedy asked if he was right is saying that the Planning Board is being asked tonight for an approval for the infrastructure (ground work) and the pad but not for any particular building.

Chairman Wiegelman said that is correct.

Chairman Wiegelman closed the public hearing.

Mr. Baker made a motion to approve the Weatherstone Crossing Commercial Site Plan – Phase 1 with the following conditions:

1. All State and Federal permits must be in hand for final approval.
2. Obtain final approval and written permit from the Hillsborough Water & Sewer Department.

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3. Provide copies of detailed building elevations to the Planning Department prior to Building Permit application.
4. Attend a meeting with the Planning Board to approve building elevations and signage prior to issuance of Building Permits and a street level rendering from the intersection of West Main Street and Route 202 will be provided.
5. For the purpose of vesting, “Active and Substantial” development shall be the completion of the driveway intersecting Route 202 within 12 months of final approval. Substantial completion of the retail component of this project shall be completion of the parking lot and three of the four buildings on the site within five years after final approval.
6. To prevent the large parking area from being used as either a repair site, dumping ground, or camping area; no vehicles shall be permitted to park for longer than 24 hours except for emergencies or vehicles waiting to deliver to tenant stores.

Mrs. DeForest seconded the motion. The Board voted all in favor.

**Adjournment:**

Chairman Wiegelman welcomed James Bailey to the Board as the Selectmen’s representative.

Mr. Solomon asked for a copy of the final approval for Family Dollar to see if they have complied. He said the plan didn’t show a tie in between the parking lot of the plaza and their parking lot and there is one.

Mrs. Payson said the only condition was in regards to the drainage. She said everything else was shown of the plans. She will look into it and will speak to the building inspector.

Chairman Wiegelman entertained a motion to adjourn.

Mr. Baker made a motion to adjourn. Mrs. DeForest seconded the motion.

Meeting adjourned at 8:45 p.m.

Respectfully Submitted:

Iris Campbell  
Recording Secretary