

**PLANNING BOARD
27 School Street
HILLSBOROUGH, NH
June 1, 2016**

DATE APPROVED: June 15, 2016

TIME: 7:02 p.m. – 8:15 p.m.

CHAIRMAN: Herman Wiegelman

FIRST VICE CHAIRMAN: Donald Solomon

SECOND VICE CHAIRMAN: Denise DeForest

MEMBERS: Gary Sparks, John Penny and Terry Cutter

EX-OFFICIO: James C. Bailey, III

PLANNING DIRECTOR: Robyn Payson

ALTERNATES PRESENT: Larry Baker and Michael Reopel

EXCUSED: Denise DeForest and Terry Cutter

MEMBERS of the PUBLIC: John Segedy and Michael Tardiff from Central New Hampshire Regional Planning Commission (CNHRPC)

CALL to ORDER:

Chairman Wiegelman called the meeting to order at 7:02 p.m.

Chairman Wiegelman appointed Michael Reopel to sit and vote on the board in place of Mr. Cutter.

MINUTES:

Chairman Wiegelman entertained a motion to approve the minutes for May 18, 2016.

Mr. Sparks made a motion to accept the minutes of May 18, 2016 as presented and complemented the detail content of the last few minutes. Mr. Penny seconded the motion. The Board voted all in favor except for Mr. Bailey who abstained.

Chairman Wiegelman entertained a motion to approve the sealed non-public minutes for May 18, 2016.

Mr. Sparks made a motion to accept the sealed non-public minutes of May 18, 2016 as presented. Mr. Penny seconded the motion. The Board voted all in favor except for Mr. Bailey who abstained.

NEW BUSINESS:

Mr. Tardiff from CNHRPC was here to work with the Board on the updating the Master Plan. He said he had a good meeting with the Economic Development Committee and will be meeting with them again next week. He submitted to the Board the draft of the completed chapters for their review. He would like to discuss one chapter per meeting. He said the answers to the survey questions will be addressed in several different chapters. He started with the results of the survey question dealing with revitalizing the downtown district: parking, remove or repair buildings, tax relief RSA 79:E, enhanced landscaping, encourage small business retail shops, community center and events and discourage second hand shops. He said another issue was clarifying and stream lining of the application processes.

Mrs. Payson is working on a developer's handbook. She brought the Board up to date on some of the goals the Economic Development Commission is working on.

Mr. Tardiff said the survey results recommended rehabbing the vacant buildings within the Central Business District. He said one of the biggest concerns is the limitations on the public sewer and water systems, especially sewer.

Mr. Wiegelman said that people should be careful not to elaborate too much on the capacity issue. (sewer capacity) he went on to say without the expansion there is enough capacity for 15 more Wal-Mart's and the town isn't really in trouble.

Mr. Tardiff said that information was good to hear especially because of the challenges waiting for the EPA to approve the capacity that would bring it up to 600,000 gallons per day.

Mr. Wiegelman said it wasn't capacity that was the issue it was distribution. He gave the example of the lack of infrastructure to service the commercial area on the west side of town.

Mr. Solomon pointed out that the person who ran the sewer plant (Paul Dutton) said that the plant was running at 100% capacity some days not at the 80% that the Water and Sewer Commission said was allowed.

Mr. Solomon said at the Work Meeting with the Water and Sewer Commission Mr. Wiegelman said that the capacity is monitored monthly and one day at 100% wouldn't matter in the overall use for the month.

Mr. Solomon expressed concern that there was no plan for replacement of the plant. He said the focus was on replacing pipes and not the problem of the plant being past its lifespan.

Mr. Tardiff said a feasibility study would be the best tool going forward. He said he was still in the process of discovering all of the issues but there was some time to develop a long term solution to the issues.

Mr. Wiegelman said that the federal government could at some time decide the water that has been cleaned could no longer discharge in to the river.

Mr. Tardiff said that the feasibility study would provide an understanding about all of challenges moving forward and allow for a long term plan to be developed. He said he wanted to give the town tools to pursue funding options through federal and state agencies.

Mr. Sparks said that the Sewer issue was in much better shape than it was about 12 years ago. Because of the taxpayer funded upgrade and the re-organization of the commission they moved from "crisis" mode to a better position. Mr. Sparks said future improvements to the infrastructure will be costly.

Mr. Bailey said that he understood the situation better since the work session, but that there needed to be a clear understanding of what was available so someone wanting to develop in Hillsborough would be able to be given a definitive answer if they can use the existing system. He said in his eyes with current capacity the answer would be "no", and to increase the availability of the sewer system would cost a lot of money and be a burden on the taxpayers. Since the plant's service is approaching its end, and we are looking at a new system that would be even more of a burden to the taxpayers. He said he would need to see if there is any reason to expand the existing system.

Mr. Tardiff said that a feasibility study would answer a lot of these questions and provide a clearer picture for a way forward. He said that he has learned that there is more capacity available than he understood from the work session and even more when the EPA approves the expansion.

Mr. Wiegelman said that they were supposed to receive approval this year, although he was not sure if it would happen. That depended on the EPA.

Mr. Bailey said he knew expansion would be needed, you have to explain to a tax payer why they need to help pay for improvements to the town's infrastructure or why we may give commercial tax incentives for a specific number of years. He said the current system is near the end of its

Mr. Bailey said one issue the town has with building sidewalks on W. Main Street is the State of New Hampshire. He said the town just removed an unsafe sidewalk because the State wouldn't approve the plan we had for fixing it.

Chairman Wiegelman mentioned keeping an eye on the future because it may be determined that using open water for drinking may not be acceptable in the future.

Mrs. Payson said the Board may want to consider an aquifer protection ordinance in the future.

Mr. Reopel said future business owners look at town services, accessibility, incentives and image to determine the risk of opening a business here.

Mr. Sparks said e need to look toward the future as far as water and sewer. There is plenty of water but sewer is limited. There is also the need for sidewalks and over all beautification of the towns. He noted that the main roads leading into town pass by very unattractive places; you don't see the beauty of our town.

The Board agreed this effects the town's image.

Mr. Tardiff moved on to reviewing, with the Board, the Hillsborough Today Chapter which addresses the town's present demographics including tables.

Mr. Reopel said it was important to identify business "clusters".

Mr. Tardiff said that would be addressed in the Economic Development Chapter.

Mr. Solomon also mentioned the trades and how that population is getting older.

After a further discussion the Board thanked Mr. Tardiff for coming in this evening.

ADJOURNMENT:

Chairman Wiegelman entertained a motion to adjourn.

Mr. Sparks made a motion to adjourn. Mr. Penny seconded the motion.

Meeting adjourned at 8:15 p.m.

Respectfully Submitted:

Iris Campbell
Recording Secretary