

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

**DATE APPROVED:** July 15, 2015

**TIME:** 7:01 p.m. – 8:00 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

**ALTERNATES APPOINTED:** Pamela Stohrer for John Penny

**EXCUSED:** John Penny

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**Members of the Public:** John Segedy and Peter Mellen

**Call to Order:**

Chairman Wiegelman called the meeting to order at 7:01 p.m.

Chairman Wiegelman appointed Pamela Stohrer to sit in place of John Penny.

**Minutes:**

Chairman Wiegelman entertained a motion to accept the minutes of June 17, 2015.

Mr. Baker made a motion to approve the minutes of June 17, 2015 as presented. Mr. Sparks seconded the motion. The Board voted all in favor.

**Public Hearing:**

**Lot Line Adjustment – Map 7, Lot 96 and 269**

Poverty Plain Road

Owned by Rita Morris and Rachel N. Morris Tatro

Mrs. Payson said the application was complete. She said included in the Board's packet on this application is a copy of the lots as they appear now on the town's tax map.

Chairman Wiegelman entertained a motion to accept the application as submitted.

Mr. Sparks made a motion to accept the application as submitted. Mr. Solomon seconded the motion. The Board voted all in favor.

Mr. Mellen, representing the owners, presented the application and plan.

Chairman Wiegelman asked if there were public comment. There was no public comment so Chairman Wiegelman then entertained a motion to approve the lot line adjustment.

Mrs. DeForest made a motion to approve the lot line adjustment. Mr. Sparks seconded the motion. The Board voted all in favor to approve the lot line adjustment.

**Public Meeting:**

**Master Plan Visioning Session Update:**

Mr. Baker said the session was well attended but the Committee has not had a chance to meet with Mike Tardiff to discuss the results. He said they should have more information by the August Planning Board meeting.

**Family Dollar Discussion:**

Mrs. Payson said there issues going on between the owners of Hillsborough Plaza and the new Family Dollar store. She said there is storm water draining onto the Plaza lot, customers driving through the Plaza lot to the Family Dollar store and deliveries to the store being made from the Plaza lot. She added that none of the landscaping has been done and entering the lot from the Plaza lot over the grass is not acceptable. She has spoken to the attorney for Family Dollar, when they do the landscape they will be doing some grading which will redirect the water towards the catch basin. They will also be installing a guard rail between the two lots where the public is driving and deliveries will no longer be made using the Plaza lot.

Chairman Wiegelman said all the action the Planning Board can take has been done short of revoking the site plan but that can only be done if they don't adhere to the approved plan.

**Zoning Update Discussion:**

Mrs. Payson said her main concern at the moment is the Change of Use issue. She distributed the following to the Board members:

**Change of Use-to be added to the "General Provisions" of the Zoning Ordinance**  
Change of Use

A change of use occurs when the use of any land, building or structure is changed from one permitted land use classification to another, or when any of the following occurs:

- Addition or expansion of outside storage;
- Significant change in traffic volume or pattern;
- Change of permitted use category as illustrated in Table 4, or;
- Any significant Site Development activity.

No building permits or Certificates of Operation/Occupancy shall be issued until Site Plan approval, or waiver of approval, has been obtained from the Town of Hillsborough Planning Board.

Mr. Baker would like to see any new Change of Use, when approved, supersede all previous uses.

Mrs. Payson said there should be a checklist with very specific criteria for her and the Code Enforcer to work with.

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Mr. Solomon asked about adding a “sunset clause” to subdivision and site plan approvals so they don’t go on forever and are void if no substantial work has been done. He gave the example of a subdivision approval which was never developed and twenty-five year later someone buys the property and the subdivision is still good but now it no longer meets any of the new subdivision regulations.

Mrs. Payson said there is a method in place to do this including State vesting statutes.

**Other Business:**

**Adjournment:**

Chairman Wiegelman entertained a motion to adjourn.

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

Meeting adjourned at 8:00 p.m.

Respectfully Submitted:

Iris Campbell  
Recording Secretary