

**PLANNING BOARD
27 School Street
HILLSBOROUGH, NH
August 19, 2015**

DATE APPROVED: September 2, 2015

TIME: 7:02 p.m. – 8:30 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 and Larry Baker

MEMBERS of the PUBLIC: John Segedy and Karen McIntyre

CALL to ORDER:

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

MINUTES:

Chairman Wiegelman entertained a motion to accept the minutes of July 15, 2015.

Mr. Penny made a motion to approve the minutes of July 15, 2015 as presented. Mr. Solomon seconded the motion. The Board voted all in favor.

PUBLIC MEETING:

Mrs. Payson introduced Ms. McIntyre who had come in to discuss Canine Comeback which is a part time service located in a space of Wyman's Service Center. She said the use is allowed in the zoning district and it isn't a permanent/constant use. She asked if the Board thinks this warranted a Change of Use.

Chairman Wiegelman said this was a previously approved business which is moving to a new space.

Ms. McIntyre said only the training portion of the business is being done at Wyman's.

The Board's consensus was no Change of Use was necessary.

Conservation Commission Comments to USDA:

Mrs. Payson spoke to the Board regarding conversations she had with Robert Kowalski from Riverside Precision Sheet Metal and Brett Cherrington from the Conservation Commission. She said the Conservation Commission had written to the USDA regarding concerns they had about the Riverside project. She said their concerns had been addressed by Bill Rollins during his peer review and at the

public hearing. She said the building is outside the floodway and according to the building inspector has been built above and beyond the required specifications.

Chairman Wiegelman said we have an ordinance regarding building in the floodplain. He said Mr. Rollins reviewed the plan and found it to be in compliance with our ordinance.

Mrs. Payson said the Conservation Commission is still concerned with building in the floodplain. Her concern is making the comments to the financial institution the owners have applied to for funding. She added if they felt their concerns had not been addressed they should have come to the Planning Board.

Chairman Wiegelman said we are the governing body who determines how land is used and we approve the use. He said the applicant then applies for financing and if the financing is affected by the comments made by another committee then the town could possibly be sued.

After a brief discussion Chairman Wiegelman asked Mrs. Payson to invite the Conservation Commission to Board's next meeting to discuss the issue and address ways to better communicate.

Mr. Segedy said the Conservation Commission had received a written request for comments and they responded.

Mr. Wiegelman said if the two Boards get together the discussion will be on how to better communicate with each other in the future.

Update on the Stowe Mountain Road Subdivision:

Mrs. Payson if the mortgage company foreclosures on this property it will only be for a portion of the property due to a subdivision which was approved after the mortgage was issued and without notification to the mortgage company. She said the only thing the Planning Board can do after the foreclosure process is completed is to rescind the subdivision. There will be more on this later.

ZBA:

Mrs. Payson said the ZBA is also reviewing the zoning ordinances. She has been advising them on which zoning ordinances the Planning Board was focusing on and they asked her if the Planning Board had agreed to review only specific ordinances.

Chairman Wiegelman said they can review anything they want but the Planning Board will make the decision which issues are brought before Town Meeting.

Mrs. Payson said the ZBA is working on the wording of conditions of approval for special exceptions.

Zoning:

Mrs. Payson gave the Board some information regarding illumination from the Town of Hooksett that she thought the Board should take a look at it.

The Board had a discussion on the sign ordinance.

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Mrs. Payson distributed information regarding different intensities of retail and each type of use has its own category for the Board to review.

Mrs. Payson said she added language to the “cluster development” section to add that open space needed to be contiguous.

Mrs. Payson said the Woods Woolen property cleanup project needs to be completed.

Mrs. Payson informed the Board regarding a possible legislative bill, 2015 session SB175, regarding blighted properties and if passed the Board would need to adopt regulations. She said the building inspector suggested adopting the “International Property Maintenance Code”.

Mrs. Payson said you can have an ordinance regarding multifamily dwellings in which the owner has to provide a certain number of parking spaces.

OTHER BUSINESS:

Mr. Segedy spoke on doing away with the need for a public hearing on exemption for site plan applications. He said the Board did exactly that early this evening with the owner of Canine Comeback.

ADJOURNMENT:

Chairman Wiegelman entertained a motion to adjourn.

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

Meeting adjourned at 8:30 p.m.

Respectfully Submitted:

Iris Campbell
Recording Secretary