

PLANNING BOARD
27 School Street
HILLSBOROUGH, NH
October 7, 2015

DATE APPROVED: October 21, 2015

TIME: 7:00 p.m. – 7:30 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:

EXCUSED: Herman Wiegelman

MEMBERS of the PUBLIC: John Segedy, Terry Yeaton, Ann Poole, Peter Mellen, Robert Gould, Brett Cherrington

CALL to ORDER:

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

Vice Chairman Solomon appointed Pamela Stohrer to vote in place of Chairman Wiegelman.

MINUTES:

Vice Chairman Solomon entertained a motion to accept the minutes of September 2, 2015.

Mr. Baker made a motion to approve the minutes of September 2, 2015 as presented. Mr. Bailey seconded the motion. The Board voted all in favor.

Vice Chairman Solomon entertained a motion to accept the minutes of the joint meeting held with the Zoning Board on September 19, 2015.

Mrs. Payson said she corrected two instances of “were” being used instead of “where”.

Mr. Baker made a motion to approve the minutes of September 19, 2015 as amended. Mr. Bailey seconded the motion. The Board voted all in favor.

PUBLIC HEARING:

Minor Subdivision at 31 Norton Drive, Map 12 Lot 132, owned by SUR Realty.

Mrs. Payson said the application is complete.

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

Vice Chairman Solomon opened the public hearing.

Meeting Minutes October 7, 2015

Vice Chairman Solomon said the application is to subdivide a lot into two tracts, Lot 132 being approximately 7.19 acres with 500 feet of frontage on Norton Drive and Lot 132-1 being approximately 10.6 acres.

Mrs. Payson said she only received one review back and that was from the Conservation Commission with nothing noted on it.

Mr. Mellen presented revised plans. He said between the time the plan was originally prepared, February 2011, and tonight's meeting there was some additional ground water testing done. He said the Conservation Commission wanted to have well AE1 shown on the plan.

Vice Chairman Solomon said that Lot 132-1 is in the floodplain and can't be built on.

Mr. Mellen said you can build in the floodplain but not the floodway but as the lot is being sold to the Conservation Commission and he doesn't think they have any desire to building on it.

Mr. Cherrington said the Conservation Commission has been working on this for a number of years and are satisfied with the results. He urged the Board to approve the plan.

Vice Chairman Solomon asked why the Town of Hillsborough wants title to this property.

Mr. Cherrington said to protected it from potential development, it is the floodplain, adds to the greenway along the river, contains several vernal pools and a portion of the river walk crosses over it.

Mr. Baker asked is this plan had been reviewed by the Board of Selectmen and what was their reaction.

Mr. Cherrington said it had been presented to the Selectmen and they approved it.

Vice Chairman Solomon closed the public hearing.

Mrs. Payson said there was a letter containing requests for some waivers.

Mr. Baker made a motion to approve the subdivision as presented including the waivers.

Vice Chairman Solomon said the list of waivers are from: test pits, soils map, mapping of wetland boundaries, mapping of surface water, topographical survey of buildable area and topographical survey of entire site.

Mr. Sparks seconded the motion. The Board voted all in favor.

Vice Chairman Solomon announced the subdivision as approved.

PUBLIC MEETING:

First Draft – Warrant Articles:

Mrs. Payson said the proposed article have been sent to town council for review. She said there have been two additions: one is to allow for the correction of typos and cross references with a vote of the Planning Board and the second is to rezone three properties along West Main Street from rural to

commercial: the former Diamond Acre property, the State owned property with the fuel distribution center on it and a parcel with an operating service center.

Vice Chairman Solomon suggested each Board member review the presented draft in preparation for a discussion at the next meeting.

Planning Director's Goals:

Mrs. Payson would like work with the Assessor to take a look at properties to see if zoning areas need to be changed based on how the properties are being used.

Vice Chairman Solomon asked if the Master Plan would be ready for Town Meeting.

Mr. Baker said he there is a big question mark there it should be at the least almost done. He said they are just at the point of writing the chapters.

Mrs. Payson said it would be presented and accepted at a public hearing not at Town Meeting.

Mr. Baker said it would be nice to have copies of it ready for Town Meeting.

Operating Budget:

Mrs. Payson suggested the Board review the budget for comments at the next meeting.

Vice Chairman Solomon asked if any other Board member had any comments regarding the first draft of the warrant articles, the goals of the Planning Director, the operating budget that needs to be taken up at this meeting. He said the idea is to take these items and review them for the next meeting.

OTHER BUSINESS:

Mr. Sparks said Family Dollar looks like they haven't been taking care of their property.

Mrs. Payson said Bill Rollins, our peer review engineer, has approved their amended drainage plan and they will begin installing it this week. She added Mr. Rollins will be inspecting the work.

Vice Chairman Solomon said they did add some landscaping but they are not maintaining it.

Mrs. Payson will contact them regarding that issue.

Mr. Bailey asked if the boundary line problem had been resolved.

Mrs. Payson said Town Administrator Laura Buono had been addressing the encroachment issue and was more informed on it than she is. She said it seemed that if the light poles have been moved, the obstructions which had been at the center of the complaint are now gone.

Vice Chairman Solomon said Riverside Sheet Metal construction has begun and Tractor Supply is having an open house on Friday.

Mrs. Payson said it was going to be a soft opening from 5:00 p.m. to 8:00 p.m.

ADJOURNMENT:

Vice Chairman Solomon entertained a motion to adjourn.

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

Meeting adjourned at 7:30 p.m.

Respectfully Submitted:

Iris Campbell
Recording Secretary