

**PLANNING BOARD
27 School Street
HILLSBOROUGH, NH
November 17, 2016**

DATE APPROVED: December 7, 2016

TIME: 7:00 p.m. – 7:39 p.m.

CHAIRMAN: Herm Wiegelman

FIRST VICE CHAIRMAN: Don Solomon

SECOND VICE CHAIRMAN: Denise Deforest

MEMBERS: Terry Cutter, John Penny and Gary Sparks

EX-OFFICIO: James Bailey III

PLANNING DIRECTOR: Robyn Payson

ALTERNATES: Larry Baker and Michael Reopel

EXCUSED: John Penny, and Denise DeForest

MEMBERS of the PUBLIC: Wayne Morrill from Jones & Beach Engineers, Laura Buono, Brian Leahy from Saxon Partners, Jean Mogan, Dennis Roberts, Alice Roberts, Dennis Roberts Jr., Peter Mellen LLS, Justin Bagloe, Mabel Ager, Alan Ager, Jean Ager, Edward Tasker, Darrell Ostertag, John Segedy, Robert Hadley, Janis Hadley, Mark Beardsley, Douglas Hatfield, Frank Pearsall, Llewellyn Weaver, Michael Black from Saxon Partners, Brendyn O’Neill, Trim Hahn, Michael Pon, Leigh Bosse, Gabriel Massa from MMA Architects and Brad Kern from MMA Architects

CALL to ORDER:

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

Chairman Wiegelman asked Mr. Baker to sit as a voting member in place of Mrs. DeForest and Mr. Reopel for Mr. Penny.

Approval of Minutes:

Chairman Wiegelman entertained a motion to accept the minutes of November 2, 2016.

Mr. Solomon made a motion to approve the minutes as presented. Mr. Bailey seconded the motion. The Board voted all in favor.

PUBLIC HEARING:

Site Plan Amendment – Wal-Mart Design Review

Map 11D/ Lot 298; Map 11H/Lots 305 & 306 and Map 11L/Lots 311 & 327 – Antrim Road

Mrs. Payson said the application is complete. She added this hearing is for the building design only.

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Mrs. Payson read the following from Board Member Denise DeForest: “Unfortunately due to the New Hampshire Municipal Conference I will not be attending the meeting on November 17, because of that, I would like to give the Planning Board my opinion of the Wal-Mart application. I have reviewed the design for the new Wal-Mart and feel that the look of the building will fit in well with the other businesses on Route 202. I like the understated color and the more modern design and think it will fit in well in the area. I have seen the previous design that was approved by the Planning Board the first time Wal-Mart came to town and feel that the building design being presented at the meeting of November 17th works well for Hillsborough in 2016.”

Mrs. Payson asked the Board to accept the application as complete.

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

Mr. Kern presented and explained the architecture of building design chosen.

Chairman Wiegelman asked if there were any questions or comments from the Board.

Mrs. Payson said on a point of order Mr. Reopel has entered the meeting and there is still one vacancy on the Board.

Chairman Wiegelman asked Mr. Reopel to sit as a voting member in place of Mr. Penny.

Mr. Sparks said he would like to hear from the public.

Chairman Wiegelman asked if there were any public comments.

Mr. Segedy asked if there was going to be any lit signs.

Mr. Kern said only the Wal-Mart sign and Pick-up signs would be internally lit and they will be dark sky compliant.

Chairman Wiegelman asked if a copy of the Board’s previously approved design was available for comparison.

Mrs. Payson said yes and distributed a copy to the Board.

Mrs. Hahn asked about the landscaping around the building.

Chairman Wiegelman said the landscaping has already been approved and we are here tonight to discuss the building.

Mr. Sparks said he personally doesn’t like the style of the building.

Mrs. Hahn said it would be nice if Wal-Mart could incorporate some of the historic features of the town into the building design.

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Mr. Sparks agreed saying something that is representative of the town, like clapboards or granite, are not included in the design.

Mr. Fullerton liked the design.

Mr. Bosse said once this project begins the Board better be ready for more development.

Mr. Segedy asked if the lit signs were going to be turned off after the store closes. He was assured that they would be. He asked the Board to make that a condition of the approval.

Mr. Solomon made a motion that the site plan amendment for the Wal-Mart design be approved as submitted. Mr. Bailey seconded the motion. The Board voted all in favor except for Mr. Sparks who voted no.

Chairman Wiegelman announced the application is approved.

Lot Line Adjustment

Map 5/Lot 56 & 56-4 - Kimball Hill Road – Peter Palmer

Mrs. Payson said the application is complete.

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

Mr. Mellen presented the plan for this lot line adjustment application.

After a short discussion Chairman Wiegelman entertained a motion to approve the lot line adjustment application.

Mr. Sparks made a motion to approve the application for the lot line adjustment. Mr. Bailey seconded the motion. The Board voted all in favor.

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 7:39 p.m.

Respectfully Submitted:

Iris Campbell
Recording Secretary

