

# HILLSBOROUGH PLANNING BOARD

June 5, 2013

Town Offices, 27 School Street, Hillsborough, NH  
Approved Meeting Minutes

Present:

Members: Herm Wiegelman (Chair), Dave Fullerton, Larry Baker, Ann Poole, Alan Urquhart, Denise DeForest, Bill Clohessy (Alternate).

Staff: Robyn Payson, Planning Director; John P. Segedy, Recording Secretary

Public: Katharine Anderson, Timothy Winings, Mark McLeod (H.L. Turner), Floyd Graham (SAS Realty), Waonda K. Gould, Leigh Bosse, Ed Tasker arrived (7:30 pm), Gerry LaBree, Kiki Mauridis, Mike (Ioakim) Mauridis.

## CALL TO ORDER

The meeting was called to order at 7:05 pm by Herm Wiegelman, Chair.

Bill Clohessy was appointed to vote in place of Martha Caron.

A packet of information regarding agenda items was provided to Board members by Robyn Payson, Planning Director.

## MINUTES

May 15, 2013

**Alan Urquhart moved: *To approve the minutes of May 15, 2013 as submitted.***

**Denise DeForest seconded.**

**Motion passed 6-0-1 (Ann Poole abstained).**

## PUBLIC BUSINESS

### **1. Public Hearing - Minor Subdivision**

Katherine Anderson, Bear Hill Road (M 12, L 136)

Robyn Payson explained that this subdivision is in both Hillsborough and Henniker. She said that they should proceed by just ignoring the town line and treating the application as though it is entirely in Hillsborough, and that it must meet all of Hillsborough's requirements.

Timothy Winings addressed the Board on behalf of the applicant. He described the proposal and pointed out potential house sites, well radii, and areas for septic systems. He also said that they needed a waiver to allow 5' contours instead of 2'.

**Alan Urquhart moved: *To approve the requested waiver.***

**Dave Fullerton seconded. Motion passed 7-0.**

Chair Wiegelman asked the Planning Director if the application was complete. Robyn Payson answered that it was.

**Alan Urquhart moved: *To accept the application as complete.***

**Denise DeForest seconded. Motion passed 7-0.**

Chair Wiegelman opened the Public Hearing at 7:10 pm. He asked if the Board had any questions.

Bill Clohessy asked if there would still be a joint meeting with the Henniker Board.

Robyn Payson answered no, that they had already approved it (the proposed subdivision) conditioned upon Hillsborough's approval.

Ann Poole had a question about a boundary line, which Tim Winings clarified.

Chair Wiegelman opened the hearing to public comment.

Waonda Gould said that he was an abutter on the back side of the property. He said he has a well at the bottom of the hill and he was concerned about their being septic systems leaching down to his well. He noted that the town has what he believes is an illegal sand pit next to his property.

Chair Wiegelman asked the applicant if he wanted to address the abutters concern.

Tim Winings answered that the septic systems would likely be at least 600' away from the well. He said he would recommend that siltation fence be used during construction due to the slope of the property even though it will be far away.

Ann Poole asked what the slope was.

Tim Winings answered that it was about 15 to 20 %.

Ann Poole said that looking at the contours it appears that there is a slight swale leading to Mr. Gould's property.

Tim Winings noted that the whole property slopes in that direction, but that it isn't chanelized.

Dave Fullerton talked about another situation he had known about where 150' was far enough away.

Tim Winings said one can look to the Shoreland Protection Act, which has only a 250' distance.

Chair Wiegelman asked if there was any other public comment.

**Alan Urquhart moved: *To close the public hearing.***

**Dave Fullerton seconded. Motion passed 7-0 at 7:19 pm.**

There was a brief discussion of the proposal.

Robyn Payson suggested that a condition be made that silt fencing be used.

Katherine Anderson asked how that would be conveyed to buyers of the lots.

Robyn Payson said it would be included on the subdivision plan (plat).

**Dave Fullerton moved: *To approve the proposed subdivision per the submitted plans with the condition that silt fencing be used at the downslope edge of the construction area during construction, with a note to that condition to be included on the subdivision plat.***

**Denise DeForest seconded. Motion passed 7-0.**

**2. Conceptual Review - Sanel Auto Parts, 80 Henniker Street (M 24, L 57 & 83).**

Mark McLeod showed the Board a plan of the site and described what they would like to do. He said they plan would be to merge the two lots, demolish the two structures and then construct a single building of about 6,400 square feet for the auto parts store. He said it would have 17 parking spaces.

Alan Urquhart asked about the road.

Mark McLeod answered that there was no setback from the right of way as it isn't required in the Central Business District. He pointed out that they planned a 10' setback from the pond in the rear.

Larry Baker asked if it would be closer to the road.

Mark McLeod pointed out that currently part of the area that people park in is actually in the right of way.

Robyn Payson pointed out that the 10' in the back is not required, but that they were including it to improve the site. She also said that there will be no increase in the amount of impervious surface and that this will be far better than what is there currently. She also noted that they (the owner) has already gotten relief from the state from the Shoreland Protection Act.

Dave Fullerton asked how deep the pond was.

Mark McLeod said he didn't know.

Bill Clohessy asked what the square footage of the current buildings are.

Mark McLeod answered that he didn't know, but that the one building would be less than the two current ones.

Herm Wiegelman asked what the building will look like.

Floyd Graham answered that they haven't gotten there yet. He said they are approaching this one step at a time. He added that it will be done nice with attractive landscaping.

Larry Baker said that when they come back with plans it would be nice to have the square footage.

Bill Clohessy asked if they would tear down both buildings at once or leave one until the new building is done.

Floyd Graham said he didn't know.

Ann Poole said she would be concerned about storm drains because of the possibility of customers working on their cars in the parking lot.

Floyd Graham said that they were not planning on allowing customers to work on their cars on site.

Mark McLeod said that recognizing that it could still happen, they could put something into the plan.

Ann Poole said she would like to see it on the plans.

Dave Fullerton said that he thought it was nice to see the proposal as the vacant building has been an eyesore for a while.

### **PLANNING DIRECTOR UPDATE**

#### **1. Werner Hearing -notification**

Robyn Payson reported that the hearing had been properly noticed and that there was no Road Association.

### **OLD BUSINESS**

#### **1. Status Update – Ioakim Mavridis – 125 West Main Street (M 11P, L 196)**

There was discussion of the project.

Herm Wiegelman said it does look like work is proceeding.

Kiki Mouridis said they are working on it as best they can.

Herm Wiegelman said that he thought that Fred Spraguie's concerns were with the landscaping. He said he realized that usually would get done after the building work.

Gerry Labree said that the plans call for spruce trees that are 3' apart, which is much to close. There was discussion of a fence.

Consensus of the Board was that Robyn Payson should work with them and then determine if she can approve a minor change that would address the issue or if they needed to come back to the Board to change the plans.

**2. Rules of Procedure**

Alan Urquhart submitted a couple of suggested changes.

Herm Wiegelman said he thought they were good suggestions. He said that he didn't think they needed to include the other laws themselves, but could just reference them.

Consensus was to have Robyn Payson incorporate them into the rules as a "proposed change" that the Board could then review and then follow-up with the procedure for adopting them.

**OTHER BUSINESS**

**1. June 19, Site Visit and Meeting**

Herm Wiegelman and Robyn Payson will not be able to attend. Herm Wiegelman said that Martha Caron had said she would run the meeting.

Denise DeForest said that she won't be able to get to the site visit at 4:30.

There was discussion about continuing the visit/hearing.

Herm Wiegelman pointed out that they would need to go to the 4:30 site visit in order to continue it.

Ann Poole said that if they were to want to continue it until the night of a meeting that would push it into the middle of July because they aren't meeting on July 3<sup>rd</sup>.

Herm Wiegelman said he thought the site visit should proceed as planned.

The consensus of the Board was in agreement with him.

**2. Municipal Drive**

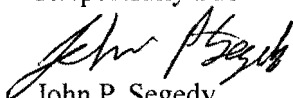
There was a brief discussion of the work that still needed to be done.

**Adjournment**

**Larry Baker moved: *To adjourn.***

**Bill Clohessy seconded. Motion passed 6-0-1 (Alan Urquhart abstained) at 8:20 pm.**

Respectfully Submitted:



John P. Segedy

Recording Secretary

Approved June 19, 2013