

PLANNING BOARD
27 School Street
HILLSBOROUGH, NH
December 17, 2014

DATE APPROVED: January 7, 2015

TIME: 7:04 p.m. – 8:40 p.m.

CHAIRMAN: Herman Wiegelman

FIRST VICE CHAIRMAN: Larry Baker

SECOND VICE CHAIRMAN: Martha Caron

MEMBERS: Ann Poole, William Clohessy, Denise DeForest

EX-OFFICIO: David Fullerton

PLANNING DIRECTOR: Robyn Payson

ALTERNATES PRESENT: Donald Solomon and John Penny

ALTERNATES APPOINTED: John Penny for Herman Wiegelman

EXCUSED: Herman Wiegelman

Members of the Public: John Segedy

Call to Order:

The meeting was called to order at 7:04 p.m. by Vice Chairman Larry Baker.

Vice Chairman Baker asked Mr. Penny to sit as a voting member for Chairman Wiegelman.

Minutes:

Vice Chairman Baker entertained a motion to approve the minutes of December 3, 2014.

Mr. Clohessy made a motion to approve the minutes of December 3. Vice Chairman Baker seconded the motion. The Board voted all in favor to approve the minutes.

Work Session:

Zoning Amendments:

Mrs. Payson distributed draft copies of the proposed zoning warrant articles. She said they will be submitted to town council for appropriate wording. She said a motion will be needed to schedule a public hearing for January 7, 2015.

Ms. Caron asked if the adding of “impervious surface” to the 229-10 regarding stream and shoreline protection would prohibit someone from building a patio with 75’ of the shoreline using a material which would allow water to percolate.

Mrs. Payson answered no.

Ms. Caron felt that a Section 229-19.3 would need to be created in order to accommodate a new zoning district for the Emerald lake Village District and 229-16 and 229-17 would have to be amended.

Mr. Fullerton asked what the difference was between a home occupation and a home business.

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Mrs. Payson said a home occupation is a business you run for example from your computer; people wouldn't even know a business there. She said a home business is when you have clients who come to your home.

After a short discussion Ms. Poole said if the Board doesn't understand the difference between the two types of home business maybe the definitions need to be modified.

Vice Chairman Baker said if you read the entire ordinance the difference appears clear.

Ms. Caron made a motion to schedule a public hearing on January 7, 2015 at 7:15 pm for the purpose of inviting public comment on proposed five amendments to the zoning ordinance discussed here; including home business and occupation, accessory living units, recreational vehicles, Emerald Lake District as a separate zoning district and amendment to 229.10 to added impervious surface prohibition for stream and shoreline protection. Mrs. DeForest seconded the motion. The Board voted all in favor.

Mrs. Payson asked the Board to review the proposed schedule to see if anyone had a conflict and only one meeting in July or August.

Ms. Caron said a decision could be made at the June 17 meeting which would allow for enough time to notice a cancelation of the July 1 meeting.

2015 Budget:

Ms. Caron said she spoke to Chairman Wiegelman regarding the combining of the Planning Board, Zoning Board of Adjustment and Planning Director budgets is under discussion with the Town Administrator. She said he suggested the Board follow through with proposing to the Selectmen that the Board members be compensated just as the Water and Sewer Commissioners, Selectmen and School Board members are.

Mr. Fullerton said the Selectmen receive \$2,000, Water and Sewer Commissioners receive \$2,000, School Board receives \$1,000 with the Chairman receiving \$1,300.

Ms. Caron said that the Board's request for \$1,000 doesn't appear to be unreasonable based on what other Board members receive.

Mr. Solomon suggested giving an alternate appointed to fill in for an absent member be compensated a percentage of the stipends the member receives.

Mr. Clohessy said that could be an accounting problem because do you deduct the payment from the absent member and who keeps track.

Mr. Fullerton said maybe an alternate appointed to fill in could receive a set amount per meeting.

During the discussion it was mentioned that the alternates could be paid a flat amount.

Ms. Poole said we are trying to get Mrs. Payson full time so this year may not be the year to ask for this.

Vice Chairman Baker said this budget doesn't reflect the request for \$11,000 to finish the master plan.

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Vice Chairman Baker asked for an informal vote on whether the Board should propose a yearly stipend for members to the Selectmen.

Ms. Caron made a motion that Chairman Wiegelman writes a letter to the Board of Selectmen indicating the Board feelings regarding the inequity in the stipends to Board members and the Board's strong concerns regarding the funding our staff member and to ask the Selectmen for their serious consideration of these issues during their budget discussion. Ms. Poole seconded the motion. The Board voted all in favor.

Mrs. Payson gave the Board copies of the budget for the last few years.

The Board noted that the proposed budget has been going down every year.

Ms. Poole commented that the engineering line item has been zeroed out.

Mrs. Payson explained it was because the applicants pay for any engineering review the Planning Board requires.

The Board discussed funding for future engineering and planning projects including items which will be included in the master plan.

Mr. Clohessy made a motion to ask the Selectmen to consider adding an appropriation of \$1,000 for engineering costs. Ms. Poole seconded the motion. The Board voted all in favor except for Ms. Caron who voted against and Mr. Fullerton abstained.

Adjournment:

Vice Chairman Baker entertained a motion to adjourn.

Ms. Poole made a motion to adjourn. Mrs. DeForest seconded the motion. The Board voted all in favor.

Meeting adjourned at 8:40 p.m.

Respectfully Submitted:

Iris Campbell
Recording Secretary