

06/08/15

**HILLSBOROUGH ZONING BOARD**  
Meeting Minutes  
June 8, 2015

Date Approved: July 13, 2015

Present:

Members: Chairman Roger Racette, Russell Galpin and Richard Booth

Alternates: John Segedy and Nancy Torres

Planning Director: Robyn Payson

Absent: Larry Baker and Michael McEwen

Members from the Public:

Chairman Racette called the meeting to order at 7:00 pm.

**MINUTES:**

**April 13, 2015:**

Mrs. Payson said she had just mailed the minutes to the Board members and suggested tabling them until the Board has a chance to review them.

Mr. Booth made a motion to table the minutes until the next meeting. Mr. Galpin seconded the motion.

Chairman Racette appointed Mrs. Torres to sit on the Board in place of Larry Baker.

**Public Meeting:**

**Zoning Ordinance Review:**

Board discussed the ordinances governing septic systems and setbacks.

Mrs. Payson said that septic systems are governed by the State and the section governing them should be removed.

Chairman Racette asked Mrs. Payson to find out when the Town voted to drop the grandfathering preexisting lots from the setback requirements.

Mrs. Payson said the conditions on which a special exception can be granted should be explained in the ordinances.

The Board agreed and research will have to be done.

Mr. Galpin said he had reviewed Article II and III for tonight's meeting.

06/08/15

Mrs. Payson said that she could bring the Board's suggestions to the Planning Board as they come up and then hold a joint meeting for a final review in September.

Chairman Racette asked if anyone had any suggested changes in regard to Article II and III.

Mr. Galpin said the definition of a "Flea Market" doesn't say much.

Mrs. Payson read different options which could be used to define them including indoor sales.

Mr. Galpin had difficulty with the definition of "Nursery School/Preschool" because some of them are not run by institutions. He suggested adding the words "or individual" after institution would cover people who run them out of their homes.

Mr. Galpin said the definition of "restaurants" should also include outside tables.

Mrs. Payson suggested removing the reference to the location of the tables out of the definition.

Mrs. Payson said there should also be a stipulation that a lot of record can only have one house. She will look into how other towns handle this issue.

Chairman Racette said there needs to be a recommendation to review the change of use policy which addresses the street level floor of a commercial building in the Central Business District being changed to residential use.

Mrs. Payson said if we continue to allow this type of change we will lose the village characteristics of the central square area. We need to prohibit residential use of the street level floors of the buildings in the central square area.

The Board discussed the downtown parking issues. Mrs. Payson said the Economic Development Committee is reviewing this issue including the possibility of increased signage.

John Segedy entered the meeting at this time.

Chairman Racette reviewed for Mr. Segedy's benefit the issues already discussed.

Mr. Segedy said the chart of permitted uses should actually be a list of prohibited uses with everything else being permitted.

Chairman Racette said Mr. Segedy had mentioned at our last meeting that our criteria for a variance doesn't match the State's RSA.

Chairman Racette said the Board will review Articles 5, 6, 6A and 7 at the next meeting on July 13.

06/08/15

**ADJOURNMENT:**

Chairman Racette announced the meeting adjourned at 8:25 p.m.

Respectfully Submitted:

Iris Campbell  
Land Use Administrator