

**PLANNING BOARD
27 School Street
HILLSBOROUGH, NH
JANUARY 8, 2020**

DATE APPROVED: 02/05/2020

TIME: 7:00 p.m. – 9:00 p.m.

MEMBERS: Gary Sparks- Chairman, Susanne White-Vice Chair, Mike Reopel, Bob Hansen, Adam Charrette, Stephen Bennett

EX-OFFICIO: James Bailey III

PLANNING DIRECTOR: Robyn Payson

ALTERNATES:

EXCUSED: Mike Reopel,

Others Present: Kay Bennett, Dave Rogers, Mary Rogers, J.P. Stohrer, Jay Emmer t, Margaret Seymour, Melinda Gehris, Mary Rogers, Ken Matthews, Meg Curtis, Michael Pon, Jon Daley, Laurie Jutzi, Laura Buono, Claudia Larkin, Richard McNamara, Pat Bradley, John Segedy

The meeting was called to order at 7:00 pm by Chairman Sparks. The Chairman stated that Mike Reopel was absent.

Minutes

12/18/19

Mr. Charrette made a motion to accept the minutes from December 18, 2019. Mr. Bailey seconded the motion. The motion passed.

Zoning Public Hearings

Chairman Sparks reviewed the ground rules of the hearing:

1. Those wishing to speak shall be recognized by the Chairman before they begin to speak.
2. Each speaker shall announce their name and address each time they speak.
3. Each speaker shall have five minutes to make their comments. No one shall speak a second time until everyone in the room has had the opportunity to speak once.
4. Those wishing to speak a second time will be allotted three minutes
5. After everyone in attendance as the opportunity to speak twice the public hearing will be closed
6. All comments will be directed through the chair. There will be no direct interaction between members of the Planning Board and the public.

7. At the close of the public hearing, the Board may deliberate to see if any revisions are needed to the proposed Zoning Amendments and if so whether the amendments are of such a nature as to warrant a second public hearing.”

Amendments to Article II General Provisions Section 229-6 Definitions

Article I Dwelling Unit

Warrant Article I is the definition of a Dwelling Unit. The intent is to make it clear that one single family dwelling is allowed on a single lot.

The Chairman opened the floor for public comment. No one from the public wished to speak. A motion was made by Ms. White to approve the Amendments to Article II General Provisions Section 229-6 Definitions the amended definitions of Dwelling Unit and Family shall be presented as written to the voters at the town meeting on March 10, 2020. Motion was seconded by Mr. Bailey. The motion passed unanimously.

Article II Definition of Family

Mrs. Payson stated that the definition of Family will be removed from definitions as it is not the town's place to define.

Article III Amend Article IX Administration and Enforcement Section 229-61 to adopt

Commercial/Multi Family/Combined Use Site Maintenance Ordinance in the Commercial Zone and Central Business District

Mrs. Payson explained the Plan NH Charrette brought out concerns about the condition of the buildings and properties in the Central Business and Commercial Districts. The downtown has been described as dingy and unattractive. This ordinance holds property owners accountable for the condition of their properties to make the downtown more clean and attractive to businesses. This ordinance is specific to the Commercial and Central Business districts unlike the International Property Maintenance Code which would affect the whole town.

Mrs. White spoke in favor of the ordinance stating the reasons including a way handle absentee landlords, vacant building, regular inspections and the ability to enforce violations that might exist.

The Chairman opened the floor for public comment. Mr. Daley asked about the definition of family. Mrs. Payson explained that family is not a relevant term any longer. Mr. Daley stated that if the term family would not be defined any longer, it should be removed from all referenced.

Mr. Segedy urged the Board to reconsider the whole maintenance ordinance in the commercial district. He stated it was too general and too vague and would be used to punish people the town didn't like.

Ken Matthews inquired whether the capital improvements referred to inside or outside improvement or both? Mrs. Payson explained that would be up to the code enforcement officer and whether there is an issue with safety.

Mr. Segedy inquired if a time study was performed. Mrs. Payson time study was not done and there was no reason to think that additional personnel would need to be hired for the job.

Having no further public wishing to speak the public hearing portion was closed. Mr. Bailey made a motion that the Planning Board approve in its final form the Commercial/Multi Family/Combined Use site maintenance Ordinance in the Commercial Zone and Central Business District, as written and to present the same to the voters at town meeting on March 10, 2020. Ms. White seconded the motion. Motion passed with the Board unanimously voting in favor.

**Article IV Amend, clarify and include that Historic District Ordinance in Chapter 229 Zoning Ordinance
Historic District Ordinance**

Mr. Steve Bennett recused himself from voting on the Historic District Ordinance.

Mrs. Payson stated the Board starting working on migrating the Historic District Ordinance to the main body of the Zoning Ordinance since last year.

SEE ADDENDUM TO MINUTES FOR THE COMPLETE PUBLIC HEARING

Ms. White made a motion that the Planning Board approve in its final form the Historic District warrant article to update, clarify and integrate Chapter 38 Historic District adopted at town meeting March 4, 1975 and Chapter 147 Historic District Rules adopted at Town Meeting March 13, 1979 as part of the main body of the Zoning Ordinance as presented and to present same to the voters on the official ballot at Town Meeting on March 10, 2020. Mr. Bailey seconded the motion. The Board unanimously voted in favor. The motion passed.

Meeting Adjourned 8:30 pm

Dianne Rutherford
Administrative/Land Use Secretary