

PLANNING BOARD
27 School Street
HILLSBOROUGH, NH
July 1, 2020

DATE APPROVED: August 5, 2020

TIME: 7:00 p.m. – 8:50 p.m.

MEMBERS: Gary Sparks- Chairman, Susanne White-Vice Chair, Bob Hansen, Adam Charrette, Ed Sauer Denise Deforest

EX-OFFICIO: James Bailey III

PLANNING DIRECTOR: Robyn Payson

ALTERNATES: Melinda Gehris

EXCUSED: Denise Deforest, Bob Hansen, Ed Sauer

Others Present: None

Chairman Gary Sparks called the meeting to order and appointed Melinda Gehris to sit in place of Denise Deforest.

Chairman Sparks read the “Right to Know Meeting Check list” (at end of document)

Chairman Sparks called the roll:

Susanne White-Present; no one in the room

Adam Charrette- Present; no one in the room

James Bailey- Present; no one in the room

Melinda Gehris- Present; no one in the room

Gary Sparks is present with Marjorie Porter in the room

Minutes

June 17, 2020

Susanne White made a motion to approve the minutes as amended. Jim Bailey seconded the motion.

Roll Call Vote Jim Bailey-Y, Adam Charrette-Y, Susanne White-Y, Gary Sparks-Y, Melinda Gehris-Y. The minutes were approved.

Work Meeting

The purpose of this work meeting is for the Planning Board to review prospective zoning amendments.

Gary Sparks turned the meeting over to the Planning Director, Robyn Payson.

Amendment to Stream and Shoreland Protection Ordinance

Robyn introduced an amendment to the Stream and Shoreland Protection Ordinance to the Planning Board.

The purpose of this amendment is to allow houses built before 3/8/77 to construct an open porch or deck 12' in to the set back but never closer than 50' from the reference line.

If an individual wanted to extend a deck into the 50' set back or if someone wanted to build a covered porch or sunroom they would also need a variance. If the property was located within the 50' setback, a variance would be required for any deck porch or expansion. This amendment would not apply to Loon Pond.

The reason there is a limitation of 12' is because that is the distance allowed by DES in allowed in the NH Water Quality Protection Act (SWQPA) RSA 483-B.

Presite Built Housing

The purpose of this article is to differentiate between Manufactured Housing (anything built with a chassis that has the potential to be moved aka Mobile Homes) and a Presite Built House which is a dwelling brought to the site in two pieces and installed on a slab permanently

Presite Built Housing is a popular form of affordable housing. Right now it is not allowed because our definitions lump it in with Manufactured Housing.

This article will and the definition and use to the Chart of Uses.

The consensus of the Board was that this would be an improvement and to move forward with the article.

Solar Ordinance

The purpose of this ordinance is to include solar power in the Zoning ordinance. Robyn had sent the model ordinance to the Board members for discussion.

Following discussion it was determined that looking more toward what other towns had adopted would be important to review as we develop the ordinance. The primary concern of the Planning Board on this issue is to address commercial and industrial solar uses coming in to town.

Town Meeting 2021

Robyn asked the board in light of all of the zoning issues that have come up this year to think about what the priorities for the year are. There are some amendments that could wait until after Town Meeting 2021.

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The goal is to have the public hearings early and get the warrant articles approved for town meeting around Christmas.

There being no further comment or discussion Jim Bailey made a motion to adjourn. Susanne White seconded the motion.

Roll Call Vote Jim Bailey-Y, Adam Charrette-Y, Susanne White-Y, Gary Sparks-Y, Melinda Gehris-Y.

Meeting adjourned 8:30 pm

Respectfully Submitted

Robyn Payson,
Planning Director

Town of Hillsborough
Right-to-Know Law Meeting Checklist
Meeting 07/01/2020

As Chair of the Hillsborough Planning Board, due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Board is authorized to meet electronically.

Please note that there is no physical location to observe and listen contemporaneously to the meeting, which was authorized pursuant to the Governor's Emergency Order. However, in accordance with the Emergency Order, this is to confirm that we are:

We are utilizing the GoMeeting platform for this electronic meeting. All members of the Board have the ability to communicate contemporaneously during this meeting through the GoMeeting platform, and the public has access to contemporaneously listen and, if necessary, participate in this meeting through dialing the following:

Phone Number 1 (872) 240-3212

Access Code: 176-579-837.

We previously gave notice to the public of how to access the meeting using GoMeeting and instructions are provided on the Town of Hillsborough's website at: www.town.hillsborough.nh.us.

If anybody has a problem, please call Planning Director, Robyn Payson at **603-464-7971** or email at: robyn@hillsboroughnh.net

In the event the public is unable to access the meeting, we will adjourn the meeting and have it rescheduled at that time.

Please note that all votes that are taken during this meeting shall be done by Roll Call vote.

Let's start the meeting by taking a Roll Call attendance. When each member states their presence, also please state whether there is anyone in the room with you during this meeting, which is required under the Right-to-Know law.