

**PLANNING BOARD
27 School Street
HILLSBOROUGH, NH
September 2, 2020**

DATE APPROVED: 9/16/2020

TIME: 7:00 p.m. – 7:52 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

Others Present:

Consultant: Glenn Sheppard

Public: John Segedy

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

Chairman Sparks called the meeting to order at 7:00 PM and 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

Bob Hansen – Present; no one in the room.

Ed Sauer- Present; no one in the room.

Gary Sparks- Present; no one in the room.

Minutes

August 5, 2020

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

Roll Call Vote Jim Bailey-Y, Adam Charrette-Y, Susanne White-Y, Gary Sparks-Y, Melinda Gehris-Y, Ed Sauer-AB, Bob Hansen, AB

The minutes were approved.

Work Meeting

Informal Discussion

Request for waiver of Site Plan Review Map 110 Lot 337

226 West Main St. (Commercial Zone)

The Other Ark

Steve Miller and Carollee Hammersley

Mr. Miller and Ms. Hammersley recently purchased the “The Other Ark” shop and were looking to hold fairs and outdoor events at the site. The question before the board was whether or not adding these activities would require a Site Plan Amendment.

Mr. Miller and Ms. Hammersley were expected to participate in the discussion by phone but were not able to be present.

The Planning Board held a brief discussion about the business and their enthusiasm about the owners’ plans.

The business evolved out of a residential home. The business is considered mixed use. There is no Site Plan on record.

In cases like this, the Board has asked for an abbreviated Site Plan where a written description includes hours of operation, proposed events and a drawing showing the locations these uses would take place.

Bob Hansen made a motion to table the discussion on the other arc until further information is presented to the Planning Director, and subsequently the Board. Susanne White seconded the motion.

Roll Call Vote Jim Bailey-Y, Adam Charrette-Y, Susanne White-Y, Gary Sparks-Y, Melinda Gehris-Y, Ed Sauer-AB, Bob Hansen, AB

Zoning Amendments

Solar Ordinance

Chairman Gary Sparks turned discussion over to Planning Director Robyn Payson

Robyn Payson said she had been working with Melinda Gehris on the development of the Solar Ordinance which will be proposed at Town Meeting 2021.

She asked the Planning Board for any comments they may have and if the Board was comfortable she could send it out for legal review.

Melinda brought up a provision of the Canaan Wind Ordinance which states:

If there is a conflict between provisions in this Ordinance, or between its provisions and those in any other town ordinance or regulation, the provision which imposes the greater

restriction or higher standard shall be controlling.

She suggested including this would benefit all of the ordinances.

The consensus of the board was that including the provision would be beneficial.

Robyn said she would look at including it under the “General Provisions” section of the Zoning Ordinance.

Susanne White agreed stating that it would be a good wat to cover anything that might be missed

Chairman Sparks asked Robyn to review the “decommissioning” details.

Robyn explained that every approved solar development would have to include a “decommissioning plan” that would also have a bond attached to it to protect the town from paying to take down an abandoned system.

Robyn and Melinda will review the ordinance again for typo’s and technical corrections before the ordinance will be sent out for legal review

Wind Power Ordinance

Jim Bailey asked about Section “F. Permit to Operate “which involves the Board of Selectmen being part of the approval process.

Robyn said she removed that section because Hillsborough has a Building Inspector and Code Enforcement Officer, and it was not necessary.

Bob Hansen said there are a lot of technical language in the Wind and Solar ordinance that lay people on a Planning Board would not be able to understand.

Robyn said that any large scale solar or wind application would be sent out for technical review at the applicant’s expense.

Gary Sparks said he liked that these companies had to include financial guarantees in these applications to protect the town.

Susanne White said they’re going to have to put a fair amount of money into developing the plan and to present it to the Planning Board. The information we are requiring in the ordinance will give the third party reviewer the information necessary to review the project.

Shoreland Setback for Houses Built before 1973

Robyn said she wanted to discuss this proposed amendment. She related that testimony at the recent ZBA variance hearing made her realize if anything the setback should be increased from 75ft to 100ft at a minimum. When the 75ft setback was adopted, there was not a lot of discussion. The rationale was if 50ft is good 75ft is better. She said she would like to have a discussion with Conservation Commission Chairman Richard Head about developing an appropriate setback distance with details so it can be established based on data and not called “arbitrary”.

Therefore, she withdrew the proposed amendment to give houses built before 1973 a 12-foot exemption.

Robyn said that was all she had.

Gary called for a motion to adjourn.

Susanne White made a motion to adjourn. Jim Bailey seconded that motion.

Roll Call Vote Jim Bailey-Y, Adam Charrette-Y, Susanne White-Y, Gary Sparks-Y, Melinda Gehris-Y, Ed Sauer-AB, Bob Hansen, AB

Meeting Adjourned
7:52 pm

Respectfully Submitted,

Robyn Payson, Planning Director

**Town of Hillsborough
Right-to-Know Law Meeting Checklist
Meeting 09/02/2020**

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:

Please join my meeting from your computer, tablet or smart phone.

<https://global.gotomeeting.com/join/761444973>

You can also dial in using your phone.

United States: [+1 \(646\) 749-3122](tel:+16467493122)

Access Code: 761-444-973

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.