

**PLANNING BOARD
27 School Street
HILLSBOROUGH, NH
December 16, 2020**

DATE APPROVED: 01/06/2021

TIME: 7:00 p.m. – 7:52 p.m.

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

EX-OFFICIO: James Bailey III

PLANNING DIRECTOR: Robyn Payson

ALTERNATES: Denise Deforest

Excused: Denise Deforest

Others Present:

Consultant: Glenn Sheppard GWTS LLC

Public: John Segedy, Marjorie Porter

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.

James Bailey- Present; no one in the room.

Melinda Gehris- Present; no one in the room.

Ed Sauer- Present; no one in the room.

Gary Sparks- Present; Marjorie Porter in the room.

Bob Hansen- Present; no one in the room.

Minutes

11/18/20 Jim Bailey made a motion to approve the minutes. Ed Sauer seconded the motion.

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

12/02/20 Jim Bailey made a motion to approve the minutes. Susanne White seconded the motion.

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

Public Hearing-Zoning Amendments for Town Meeting 2021

Chairman Gary Sparks opened the Public Hearing. He explained that each article would be introduced and explained by Planning Director Robyn Payson. The Board will then vote to include the article on the Town Warrant for Town Meeting 2021.

I. Amend Article II General Provisions section 229-6 Definitions and Word Usage to move the definition of “Modular Building” from 229-12 to 229-6

Planning Director Robyn Payson introduced the article as a “housekeeping article”. Modular Building is defined twice in the Zoning Ordinance. This article updates the existing definition of Modular Building, removes the second and reserves the section.

Chairman Gary Sparks asked for public comment. There was none.

Bob Hansen made a motion to accept this article in its form and put it on the warrant for the 2021 Town Meeting. Jim Bailey seconded the motion.

Roll Call Vote-Jim Bailey-Y, Susanne White-Y, Gary Sparks-Y, Melinda Gehris-Y, Ed Sauer-Y, Bob Hansen- Y Adam Charrette- Y. The warrant article was approved and will be on the ballot for the 2021 Town Meeting.

II. Amend Article II General Provisions section 229-13 by deleting the current “Recreational Camping Permit: Property Owners” ordinance and replacing it with a new “Recreational Camping Permit: Property Owners”

Robyn Payson introduced the article. The Camping ordinance has been updated and amended to address some issues that have come to light.

The new ordinance specifies that campers must be “highway ready” and 75’ away from surface water. It also allows people, with a permit to reside in a camper while constructing a home for 60 days.

Chairman Gary Sparks asked for public comment and recognized John Segedy.

Mr. Segedy urged the Planning Board to take out the part that requires campers to be road or highway ready. He said people have a right to use unregistered vehicles on their property without having to pay to register them. He went on to say that he questioned whether it was enforceable. He said it should be simple to remove and it wouldn’t really affect the ordinance at all.

Chairman Sparks thanked Mr. Segedy for his comments and asked the Board if there was any further discussion from the board, there was none.

Bob Hansen made a motion to accept this article in its form and put it on the warrant for the 2021 Town Meeting. Jim Bailey seconded the motion.

Roll Call Vote-Jim Bailey-Y, Susanne White-Y, Gary Sparks-Y, Melinda Gehris-Y, Ed Sauer-Y, Bob Hansen- Y Adam Charrette- Y. The warrant article was approved and will be on the ballot for the 2021 Town Meeting.

III. Amend Article II General Provisions, section 229-8 Building Height and re-locate it to Table 3 Setback, Coverage and Building Height Requirements as note #4

Robyn Payson introduced this “housekeeping” article that moves the Building Height requirements from a separate section to Table 3 with the rest of setback, coverage and building height requirements.

Gary Sparks asked if there was any public comment, there was none.

Susanne White made a motion to accept the article and put it on the warrant for the 2021 Town Meeting. Melinda Gehris seconded the motion.

Roll Call Vote-Jim Bailey-Y, Susanne White-Y, Gary Sparks-Y, Melinda Gehris-Y, Ed Sauer-Y, Bob Hansen- Y Adam Charrette- Y. The warrant article was approved and will be on the ballot for the 2021 Town Meeting.

IV. Amend Article II General Provisions section 229-6 Definitions and Word Usage by adding “Presite Built Housing” with its definition and add it to the “Table 4 Chart of uses”

Robyn Payson introduced the article. “Presite Built Housing” is statutorily different from “Modular” or “Manufactured” Housing. It needs to be defined and permitted in Table 4 to be allowed.

Gary Sparks asked for public comment, there was none.

Bob Hansen made a motion to accept the article in its form and put it on the warrant for the 2021 Town Meeting. Jim Bailey seconded the motion.

Roll Call Vote-Jim Bailey-Y, Susanne White-Y, Gary Sparks-Y, Melinda Gehris-Y, Ed Sauer-Y, Bob Hansen- Y Adam Charrette- Y. The warrant article was approved and will be on the ballot for the 2021 Town Meeting.

V. Amend Article IX Administration and Enforcement 229-59 H to change provision from 2 years to 1 year.

Robyn Payson introduced the article. The adoption of this article brings the zoning provision in to compliance with the Building Department policy of Building Permits being approved for 1 year.

Gary Sparks opened up the article for public comment. He recognized John Segedy.

Mr. Segedy said it could be made consistent by making the building permits good for two years, which would be more friendly to the public who want to build something on their property. When people build something new it doesn't necessarily get done in one year. The Planning Board is just trying to bleed people dry.

Gary Sparks asked for comments from the Planning Board, there were none.

Jim Bailey made a motion to accept the article in its final form and put it on the warrant for the 2021 Town Meeting. Adam Charrette seconded the motion.

Roll Call Vote-Jim Bailey-Y, Susanne White-Y, Gary Sparks-Y, Melinda Gehris-Y, Ed Sauer-Y, Bob Hansen- AB Adam Charrette- Y. The warrant article was approved and will be on the ballot for the 2021 Town Meeting.

VI. Amend Article IX Administration and Enforcement 229-59 H to add a new letter K which will address the temporary use of manufactured housing while a dwelling is being built

Robyn Payson introduced the article. The article allows the temporary use of manufactured housing on in any residential zone for one year while a home is being built or re-built due to disaster.

Gary Sparks asked for public comment and recognized John Segedy.

Mr. Segedy said his comment was directed at the board's lack of response or acknowledgement to a member of the public making comments. He said he didn't expect the board to agree with the comments but should have the "common courtesy" to acknowledge that a comment was made and why you may or may not agree or disagree, and he said he found it very disrespectful on the part of the members of the board.

Gary Sparks said the board always appreciate comments from members of the public. He said

the board has taken public comment in to consideration as these amendments were developed and that the board is in the process of approving them in their final form for town meeting. Gary thanked Mr. Segedy for his comments.

There being no further comment, Jim Bailey made a motion to accept the article in its final form and put it on the warrant for the 2021 Town Meeting. Bob Hansen seconded the motion.

Roll Call Vote-Jim Bailey-Y, Susanne White-Y, Gary Sparks-Y, Melinda Gehris-Y, Ed Sauer-Y, Bob Hansen- Y Adam Charrette- Y. The warrant article was approved and will be on the ballot for the 2021 Town Meeting.

VII. Adopt a new Article XIX Solar Collection System Ordinance

Robyn Payson introduced the ordinance proposed to regulate solar collection systems.

Gary Sparks asked for public comment, hearing none he called for a motion.

Jim Bailey made a motion to accept the article in its final form and put it on the warrant for the 2021 Town Meeting. Bob Hansen seconded the motion.

Roll Call Vote-Jim Bailey-Y, Susanne White-Y, Gary Sparks-Y, Melinda Gehris-Y, Ed Sauer-Y, Bob Hansen- Y Adam Charrette- Y. The warrant article was approved and will be on the ballot for the 2021 Town Meeting.

VIII. Adopt a new Article XVIII Large Wind Energy System Ordinance

Robyn Payson introduced the new Large Wind Energy System Ordinance. This ordinance is aimed at regulating commercial large scale wind farms if they come to town.

Bob Hansen said that this ordinance was the most comprehensive one that he has seen and that it will go a long way in protecting the town.

Gary Sparks asked for public comment. There was none.

Jim Bailey made a motion to accept the article in its final form and put it on the warrant for the 2021 Town Meeting. Bob Hansen seconded the motion.

Roll Call Vote-Jim Bailey-Y, Susanne White-Y, Gary Sparks-Y, Melinda Gehris-Y, Ed Sauer-Y, Bob Hansen- Y Adam Charrette- Y. The warrant article was approved and will be on the ballot for the 2021 Town Meeting.

Gary asked Robyn if she had anything else for the Board.

Dark Skies Ordinance

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Robyn said she had begun working with Adam Charrette on developing a Dark Skies ordinance for next year. The Board will be able to begin working on it in early 2021.

Bob Hansen asked Adam Charrette if he thought this was something that could be accomplished next year. Adam said he expected when people realize the benefits of the ordinance they will hopefully be in favor of it.

Jim Bailey said that Adam had presented the Dark Skies initiative to the Board of Selectmen and they were impressed. There is a warrant article this year that is intended to allow the town to replace all of the town's street lights with LED lights.

Last Meeting of the 2020

Robyn complimented the board on being so good to work with and congratulated them for accomplishing so much in 2020. Board members complimented Robyn for her work in 2020 as well.

Meeting 1/6/21

Ed Sauer asked Robyn to make sure any correspondence received regarding the RV Park project be forwarded to the Planning Board as soon as possible.

Gary said the next meeting will consist of receiving comments from the Town of Washington, the Planning Commission and the abutters to the project.

There being no other business before the board, Bob Hansen made a motion to adjourn. Jim Bailey seconded the motion.

Meeting adjourned 7:45 pm.

Respectfully Submitted,

Robyn Payson, Planning Director

Town of Hillsborough
Right-to-Know Law Meeting Checklist
Meeting 12/16/2020

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 GoToMeeting platform for this electronic meeting. All members of the Board have the ability to communicate contemporaneously during this meeting through the GoToMeeting 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 smartphone.

<https://global.gotomeeting.com/join/361705413>

Phone Number 1 (224) 501-3412

Access Code: 361-705-413

We previously gave notice to the public of how to access the meeting using GoToMeeting 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.