

PLANNING BOARD
27 School Street
HILLSBOROUGH, NH
June 02, 2021

DATE APPROVED:

TIME: 7:00 p.m. – 8:15 p.m.

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

EX-OFFICIO: James Bailey III

PLANNING DIRECTOR: Robyn Payson

ALTERNATES: Denise Deforest, Bob Hansen

Excused: Denise Deforest, Bob Hansen

Others Present:

Consultant: Glenn Sheppard GWTS LLC

Public: Jim Murphy, Jim Soucy, “alawson2001,” Richard Head, Riche Colcombe

Chairman Gary Sparks called the meeting to order at 7:00 PM and read the “Right to Know Meeting Check list” (at end of document).

Chairman Gary Sparks called the roll:

Adam Charrette-Present; no one in the room.

Melinda Gehris-Present; no one in the room.

Susanne White-Present; no one in the room.

James Bailey- Present; no one in the room.

Nancy Egner- Present; no one in the room.

Gary Sparks- Present; no one in the room

Chairman Gary Sparks remarked that this would be the last virtual meeting due to the Covid-19 Emergency Order expiring June 12.

Minutes

05/19/21

Jim Bailey made a motion to approve the minutes. Melinda Gehris seconded the motion.

Roll Call Vote:

Adam Charrette-Y, Susanne White-Y James Bailey-Y, Nancy Egner-AB, Melinda Gehris-Y. The minutes were approved.

Gary Sparks said that anyone who wanted a copy of the minutes to contact Planning Director Robyn Payson.

WORK MEETING

Partner's Farm Subdivision; Proposed Revocation Overview

Planning Director Robyn Payson presented an overview of the project. (See attached).

Gary Sparks recognized property owner Jim Murphy. He introduced himself and presented the history of the project. Mr. Murphy said his intention was to have the subdivision revoked and for the infrastructure deeds to be released by the town. He also asked that the conservation restrictions on the property be lifted. He said that this revocation would not affect the 90+ acres of land under conservation and deeded to the town.

Gary Sparks recognized Attorney Jim Soucy who is the attorney for the proposed buyer of the property. He reviewed the intention of the buyer which is to revert the property to raw land and live on it.

The Planning Board will be receiving a letter from the owner and proposed purchaser's attorney for the purchasers and it will be discussed at a joint meeting with the Board of Selectmen on June 16th.

Old Mill Farm Easement Amendment Request for Approval by Robyn Payson

Robyn Payson wanted to address this topic as a follow up to the discussion at the meeting of May 19th. She said, over the years from time to time the Planning Board has given the Planning Director permission to accept minor changes to a plan that do not require judgement. She said initially she thought this would be a simple "on paper" process but it became clear (with the Board not having the opportunity to review the easement language) that this falls beyond what would fit within the scope of an "Administrative Approval". She said she agreed that this matter needed to come back before the Board as a Subdivision Amendment Public Hearing.

Summer Schedule

Gary asked the Board to consider cancelling one meeting in July and one meeting in August. Following discussion Susanne White made a motion to cancel the Planning Board meetings scheduled on July 7th and August 18th. Jim Bailey seconded the motion.

Roll Call Vote:

Adam Charrette-Y, Susanne White-Y James Bailey-Y, Nancy Egner-AB, Melinda Gehris-Y. The meetings of July 7th and August 18th are cancelled.

Dark Skies Ordinance

Adam Charrette said the purpose of this ordinance is to reduce light pollution, conserve energy and reduce any impacts on wildlife. If the town passes this ordinance, Hillsborough will become an "International Dark Skies Community". It would make Hillsborough the only "Dark Skies" town east of Indiana.

Adam began by reviewing what the ordinance does not regulate. Lighting on public statues, signs (remain regulated by the Sign Ordinance), lighting for events, underwater lighting, temporary lighting, motion sensor lighting, emergency lighting and seasonal lighting less than 10 watts per bulb. No one should think they can't put their Christmas lights up.

Robyn suggested that the lighting section in the Site Plan Regulations be reviewed for possible adjustments. Adam agreed that would be a good idea.

Adam reviewed the commercial residential and rural provisions of the ordinance. He pointed out that it was not as restrictive as one might think.

Robyn said that educating people on the value of the night sky would be important. She said that with Covid being somewhat under control the Board could consider holding nighttime events that demonstrate the importance of preserving the night sky. She also said that having efficient lighting could also save people money on people's energy bill.

Adam said that existing lighting is grandfathered (it is recommended) for 10 years. Anything more than 25% of lighting upgrades to a lot would require being "Dark Skies" compliant.

Adam pointed out that the lighting plan proposed for Walmart would have complied with Dark Skies, so it is not as restrictive as some may think.

Nancy Egner asked if there were grants available to help subsidize the cost of updating lighting. Robyn said the Town did not have the power to offer grants. Adam said that fortunately for most people it is changing a lightbulb to something dimmer or adding shielding. There are options even if you are on a tight budget to come in to compliance.

Robyn suggested brainstorming about what questions the public would be likely to ask and prepare for them. Nancy suggested developing a FAQ (Frequently Asked Questions) that might address concerns right away.

Gary asked if sometime in September the Board could hold an informational session at one of the meetings. He asked Adam if he knew of any speakers who could come speak during a Planning Board meeting. Adam said he was in contact with the New Hampshire Astronomical Society which has an observatory on Jones Road and he could contact them. He is also in contact with the International Dark Skies Association to see if there were any resources available.

Robyn suggested the Planning Board forming a subcommittee to work toward educating the public.

Melinda Gehris said she had gone on the PUC (Public Utilities Commission) website and there are instant rebates on LED lights and you might want to make a FAQ sheet on how to save some money. She said as a resident she is much more likely to want to take part if there are clear steps on how and what to do.

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Gary asked if Adam had any figures on how much money a family could save if they are in full compliance with the Dark Skies ordinance versus not being in compliance. Adam said there were too many variables to consider to be definitive but the town will save \$30,000.00 per year replacing all of the streetlights with LEDs and that is where he hoped people would see the savings.

Nancy asked if there is any plan to reach out to businesses. Adam said they hadn't yet but it would be a wonderful thing to do even if it was to show them where they stand. It would also be good because you would be able to show businesses the benefits of being an International Dark Skies Community. It will benefit businesses by bringing more tourism to town.

Adam suggested talking to other local towns about this to try and make it a regional effort.

Gary thanked Adam for his presentation.

There being no other business, Nancy Egner made a motion to adjourn. Jim Bailey seconded the motion.

Meeting Adjourned at 8:15 pm

Respectfully Submitted,

Robyn Payson, Planning Director

Partner’s Farm Proposed Subdivision Revocation Overview

The Town’s Land Use Attorney Chris Boldt is working with the owner and the purchaser’s attorney on this process

- In 2010 the Planning Board approved a 42 lot subdivision off of Windsor Road. (see plan Black Pond Brook Preserve-Partner’s Farm LLC)
- The owner has not developed this subdivision in any way.
- The owner has a buyer who wants to buy the property but does not want the subdivision.
- The owner is seeking a “Partial Revocation” of the approved subdivision
- The original approval required deeding to the town the following infrastructure easements:
 - Fire storage tank easement
 - Turn around easement
 - Slope and drainage easement
- There are also Conservation easements on the property. The owner is seeking the release of the Conservation restriction for “Area C” (highlighted in yellow on the plan) only

The owner understands that the deeded public access areas “A” and “B” will remain, as well as the River Corridor easement areas “D” and “E” and the public access easements for areas “F”, “G” and “H”. (The owner has gone to the Conservation Commission with this matter. Please see attached draft minutes from that meeting)

- These easements have been deeded to the town so the process includes the town releasing these easements back to the owner. (This part of the process needs to be done by the Board of Selectmen).

Process

1. The owner needs to send a letter to the Planning Board, Board of Selectmen and Conservation Commission stating precisely what they want to do.
2. The owner needs to come before the Planning Board and the Board of Selectmen to present their desire in person conceptually to get an informal opinion (joint meeting 6/16)
3. The owner needs to go to the Attorney General to get their approval for the release of the deeds
4. The owner applies for a Partial Revocation hearing
5. If the Planning Board approves, the deeds go to the Board of Selectmen for their process that will release the deeds

MAY 2019

Town of Hillsborough
Right-to-Know Law Meeting Checklist
Meeting 06/02/2021

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

Join Zoom Meeting

www.zoom.us/join

Meeting ID: 843 8426 8819

Passcode: 467538

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

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