

PLANNING BOARD
27 School Street
HILLSBOROUGH, NH
February 16, 2022

DATE APPROVED: 03/02/22

TIME: 7:00 p.m. – 8:10 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:

Excused: Ed Sauer

Public: Peter Mellen, Chantel Kelley, Evan Kelley, Joe Kelley, Joyce Bosse, Austin Hawkes

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

Minutes 02/02/22 Susanne White made a motion to approve the minutes. Nancy Egner seconded the motion. The motion carried unanimously.

CNHRPC Transportation Data Collection Program

Robyn asked the Board to choose 5 primary and 5 secondary roads to be considered for traffic count locations. She asked that the Board get it back to her by March 16th.

Informal Review

174 Henniker Street (Map 12 Lot 71)

Joseph Kelley

Planning Director Robyn Payson introduced the matter. This property, located at 174 Henniker Street was previously owned by Peter Colbath. He received site plan approval in 2017 which was subsequently revoked in 2019 at the request of Mr. Colbath. Joseph Kelley recently purchased the property and intends to have a used car lot on the premises. Site plan review is required for this business because the previous site plan was revoked.

Mr. Kelley was here to request that the Board accept the hand drawn site plan that was previously accepted and approved to be acceptable for his application.

Mr. Kelley said his plans are coincident with the drawn site plan and he would also be complying with the original conditions of approval which include a \$5000.00 surety on the plantings surviving no less than 2 years as stated in the Site Plan Regulations. Mr. Kelley also reviewed improvements to the site and building he has already made.

The Board discussed the issue and Jim Bailey expressed concern over the Board accepting the drawn site plan. He said it was important that the Board be consistent with what they ask of applicants.

Following further discussion, Mr. Kelley was asked to update the drawn plan to show where the culvert and drainage ditches and screening were supposed to be.

Susanne White made a motion to approve Mr. Kelly moving forward with the site plan that will be updated to reflect the new drainage, culvert and landscaping planned for this piece of property. The Public Hearing on this application will be March 16, 2022. Nancy Egner seconded the motion.

Melinda Gehris proposed an amendment to the motion and the end that would read “without a formal survey”

Susanne White seconded the amendment.

The amended motion will read:

Susanne White made a motion to approve Mr. Kelly moving forward with the site plan that will be updated to reflect the new drainage, culvert and landscaping planned for this piece of property without a formal survey. The Public Hearing on this application will be March 16, 2022. Nancy Egner seconded. The motion carried unanimously.

Applications

Site Plan

Henniker Street (Map12 Lot 317)
Hawkes Motorsports LLC.
Austen E. Hawkes, Manager
Peter Mellen Representing

Gary Sparks said there was a Site Walk on the property February 12 that was beneficial and went well.

Peter Mellen said he had submitted a letter with answers to the Conservation Commission's questions. (see attached)

Adam Charrette asked about lighting. He said there were two examples of lights and he asked if they could use the fully shielded light.

Mr. Hawkes said the lighting will be shining straight down. He said he was open to using the fully shielded light.

Nancy Egner made a motion to continue the application to March 2nd. Susanne White seconded the motion. The motion carried unanimously.

Other Business

Dark Skies

Adam distributed Dark Skies brochures to the Board. Robyn asked if Adam had anyone from the Astronomical Society interested in participating on the subcommittee. Adam said there wasn't anyone interested in being on the subcommittee, but they would talk to the school science department and start some dark sky classes and see what programs that can be put together. They also said that the observatory in town is members only they said they would do a scholarship program for a student that would like to be a member and waive the membership fee.

He said the president was very excited to see this project going on in town. Robyn asked Adam if he had any other members for the subcommittee. He said his wife Katherine is interested in working on the committee for publicity and public outreach. Susanne White said she had someone who might be interested in participating. She said she would ask and see.

Adam said he is interested in learning about why there might be opposition to it. Melinda said the main matter is the messaging. She said she was wondering if the folks from the observatory would be willing to do some kind of outdoor activity for adults. Susanne White said she had been trying to read the sky for a while and it would be good to be able to be in a place dark enough to see the stars clearly. Adam said they may do something where people bring their own telescope and maybe get people interested in the hobby.

Susanne White wondered if the library might be interested in starting a group. Melinda thought they would and the library has a telescope that can be borrowed by patrons. The project is moving along.

Electric Vehicle Charging Stations

Gary said there was a program given by the CNHRPC about Electric Vehicle Charging Stations. Nancy Egner also attended the meeting. The state intends to locate them along RTE 9. Gary said he was surprised at the planning that is going on with the state transportation people. The woman who spoke was Jessica Wilcox. He suggested having a meeting with various town boards and departments to discuss this.

Jim said he thought it would be a good idea to set up a meeting with Jessica Wilcox to understand if it is worth it for the town to invest in Electric Vehicle Charging Stations, and to stay ahead of the curve so we aren't blindsided by anything that comes in.

Adam Charrette said the Energy Commission has been looking into it. He said he thought the state would fund it 100% if it's on RTE 9 on municipal property and 80% funded on private or commercial property. There is a piece of property between the Sawyer Bridge and Hillsborough Ford that is a potential site. The Town owns parking spaces in that area.

There was a brief discussion about other potential sites.

RFQ

Robyn told the Board where the RFQ was sent out to. It was posted in the newspaper on

Planlink, NH Municipal Association site and “Blue Book”

Site Plan Regulations

Robyn said she sent her first edits of the Site Plan Regulations to Chris Boldt to have them checked and to alert the Board to any other changes he sees that need to be made. She said they and the application needs to be updated as soon as possible. She said she needs to at least amend the application to include the Registry of Deeds charge.

Sidewalk Project

Robyn announced that Wednesday the 23rd was the public meeting on the Sidewalk project. This will include the presentation of the most recent version of the plans. This will be held at 6:30 pm in the High School cafeteria.

Checklist

Melinda Gehris said she is starting to compile checklists for different types of applications.

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

Meeting Adjourned 8:10 pm

Respectfully Submitted,

Robyn L. Payson, Planning Director

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February 10, 2022

Robyn Payson,
Planner Town of
Hillsborough PO
Box 7
Hillsborough, NH 03244
Via email: robyn@hillsboroughnh.net

**Re: Answers to questions posed by Conservation Commission on Site
Plan application of Hawkes Motorsports, LLC, Map 12 Lot 317**

Dear Robyn,

The following are answers I received from Austin Hawkes in response to questions posed by the conservation commission in its January 30 letter.

1. Question - What are the planned uses of the units?

Answer – RV storage, truck storage, contractor supply storage, trade business, work spaces, etc.

2. Question - Do any of the planned uses involve the storage of regulated chemicals or materials?

Answer – N/A

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3. Question – Will the occupants of the units be engaged in manufacturing activities? If so, what type of manufacturing will be allowed?

Answer – No manufacturing that I can think of.

4. Question – Will vehicle repair/restoration activities be conducted in the units?

Answer – Maybe a little, but I prefer to not have any messy businesses in these units to preserve the cleanliness of the property.

4. Question – Will any uses result in any discharges of regulated substances (liquid or air emissions)?

Answer – No.

5. Question – Will stormwater come into contact with any regulated substances as a result of the uses of the units?

Answer – No.

6. Question – What is the total area of impervious surface that will be created by the development?

Answer – This answer is coming from me and not Austin. The total area of proposed impervious surface – driveway, parking and building – is 26,176 square feet.

Feel free to contact me with any questions on the above.

Sincerely,


Peter D. Mellen, LLS