

PLANNING BOARD
27 School Street
HILLSBOROUGH, NH
April 19, 2023

TIME: 7:00 p.m. – 7:50 p.m.

DATE APPROVED: 05/03/23

MEMBERS: Susanne White- Chairperson, Nancy Egner -Vice Chairperson, Ed Sauer-Second Vice Chairperson, Adam Charrette, Steve Livingston, Bryant Wheeler

EX-OFFICIO: James Bailey III

PLANNING DIRECTOR: Robyn Payson

ALTERNATES: Kim Opperman, Dana Clow

Excused: Kim Opperman, Nancy Egner

Public: None

Call to Order:

Chairperson Susanne White called the meeting to order at 7:00 PM. Susanne White called the roll. Kim Opperman and Nancy Egner are absent. Susanne White appointed Dana Clow to sit in place of Nancy Egner.

Minutes

04/05/23 Ed Sauer made a motion to approve the minutes. Steve Livingston seconded the motion. The motion carried unanimously.

WORK MEETING

Comprehensive Economic Development Strategy (CEDS)

Robyn Payson described what the “CEDS” is. It is a plan that identified priority projects in the Central and Southern regions. This is not a grant application; these projects are submitted to be part of a plan for the region. She is submitting three projects.

1. The continued clean up and redevelopment of the Wood’s Woolen Mill.

Robyn Payson circulated the application to the Board

2. A “Complete Streets” program. This will address pedestrian, vehicle and bicycle safety on Henniker Street up to Grimes Field.

Robyn Payson circulated the application to the Board.

3. The hazardous waste cleanup and redevelopment of Associated Electric.

Steve Livingston gave some history on the trail. There was a brief discussion about the future plans for the Woolen Mill site.

Robyn Payson said she was asking for a letter of support from the Planning Board to submit with the CEDS applications.

Susanne White read the letter of support. There was a minor amendment to the language.

Steve Livingston made a motion to submit the letter of support as amended. Adam Charrette seconded the motion. Following discussion, the motion was carried unanimously.

There was further discussion about the Woolen Mill project and Associated Electric.

Jim Bailey said that the Associated Electric building had been looked at and a lot of Town Equipment could be housed there. He said it was just a thought for the future of the buildings. Jim Bailey said he was trying to weigh the cost of a new building versus the repurposing of the Associated Electric building. He said he didn't know about the impact of it being on the tax rolls especially with it having been off the tax rolls for years.

There was discussion about the redevelopment of the Associated Electric building and whether or not it should be used by the Town.

Steve Livingston said he was not in favor of taking a piece of prime real estate off the tax rolls.

Jim Bailey said he understood that, and that there haven't been taxes paid on that building for years. He said it was just a thought.

Conditional Use Permits

Robyn Payson said at Town Meeting a standalone Conditional Use Permit ordinance was adopted. This gives the Board the ability to make any use requiring a Special Exception (Zoning Board of Adjustment), to instead be addressed through the Planning Board as a Conditional Use Permit.

The standards of a Conditional Use Permit are essentially the same as a Special Exception so there is no protection that the Town lost by using this process. Basically, it benefits the applicant going through a Site Plan or Subdivision application by having one hearing instead of two when a proposed use requires a Special Exception.

She asked the Board to review the uses in Table 4 that are allowed by Special Exception and see if they feel any could be handled just as well with a Conditional Use Permit.

Robyn used the Campground Site Plan application submitted by Kevin McCauley as an example.

The Campground use required a Special Exception. At the Zoning Board of Adjustment hearing, the Board could not make some of the determinations required by the Special Exception criteria because the issues were ones to be addressed by the Planning Board through the Site Plan process. As a result, the application for a Special Exception was denied without prejudice and the McCauleys went on to the Planning Board. After the Planning Board approved the

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application, the McCauley's returned to the Zoning Board of Adjustment and got their Special Exception. This required the applicant to have to have three hearings instead of just one.

Using Conditional Use Permits would streamline the application process in cases where there is a use associated with a Subdivision or Site Plan Review that requires a Special Exception.

Any uses the Board decides to make Conditional Uses would have to be put on the ballot for Town Meeting 2024.

Robyn Payson copied and distributed copies of Table 4 for the Board.

There was discussion about some of the uses allowed by a Special Exception that could be addressed as Conditional Use Permits.

The Board will review the table and discussion will continue at the May 17th Planning Board Meeting.

There being no further discussion, Steve Livingston made a motion to adjourn. Adam Charrette seconded the motion.

Meeting Adjourned 7:50 pm

Respectfully Submitted,
Robyn L. Payson, Planning Director