

**PLANNING BOARD**  
**27 School Street**  
**HILLSBOROUGH, NH**  
**May 17, 2023**

**TIME:** 7:00 p.m. – 7:15 p.m.

**DATE APPROVED:** 06/07/23

**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:** Nancy Egner, Steve Livingston, Dana Clow, Kim Opperman

**Public:** Mayank Patel, Prawin Patel

**Call to Order:**

Chairperson Susanne White called the meeting to order at 7:00 PM. Susanne White called the roll. Nancy Egner, Steve Livingston, Dana Clow and Kim Opperman were absent.

**Minutes**

**05/03/23** Adam Charrette made a motion to approve the minutes. Ed Sauer seconded the motion. The motion carried with Jim Bailey abstaining.

**Public Hearing**

Change of Use

24 Henniker Street (Map 24 Lot 71)

24 Henniker Street Realty LLC.

Robyn Payson introduced the application which is a Change of Use from a restaurant (former Mediterraneo) to a Retail Use (Smoke Shop).

Ed Sauer made a motion to accept the application as presented. Jim Bailey seconded the motion. The motion carried unanimously.

Susanne White asked Mayank Patel to present the application.

Mr. Patel presented his plans to create a smoke shop out of the former restaurant. He said he sells these items across the street at his store and they have no room for expansion there.

Susanne White asked how much of the building will be used for the shop.

Mr. Patel said aside from the shop the rest is a restroom and storage area.

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Ed Sauer asked if they bought the whole building.

Mr. Patel said he had.

Ed Sauer asked if Mr. Patel had plans for the rest of the building.

Mr. Patel said he had no plans for the remainder of the building.

Ed Sauer asked what would be sold at the shop.

Mr. Patel said primarily tobacco smoking products and, electronic cigarettes.

Ed Sauer asked about the hours of operation.

Mr. Patel said the hours would be Monday through Saturday from 10:00am – 8:00 pm. Sunday hours would be 10:00am to 6:00 pm.

Ed Sauer asked if they owned any other shops like this.

Mr. Patel said this was their first smoke shop.

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

There being no further questions, the public hearing was closed.

Susanne White made a motion to approve the application for a Change of Use from a restaurant to a retail smoke shop in accordance with the following findings of fact.

1. The property is located at 24 Henniker Street
2. The owner is Mayank Patel
3. The new use is allowed in the Central Business District

And with the following conditions:

The hours of operation shall be Monday through Saturday 10:00 am-8:00 pm and Sunday, 10:00 am to 6:00 pm.

Jim Bailey seconded the motion. The motion carried unanimously.

## **WORK MEETING**

Appoint CIP Committee

Susanne White brought forward the list of people to be appointed for the CIP Committee for

approval.

Emergency Mgmt.	Scott Murdough
Fire Dept	Kenny Stafford
Highway	Ernie Butler
Library	Samantha Gallo
Parks	Scott Yeaton
Planning Board	Steve Livingston
Planning Board	Susanne White
Police Dept	Chris Parsons
School	James Bailey
Supt of Schools	Jennifer Crawford
Town Administrator	Laura Buono
Building Maint.	Jeremy Oak
Planning Director	Robyn Payson

Jim Bailey made a motion to appoint the members listed. Ed Sauer seconded the motion. The motion carried unanimously.

The Conditional Use permit discussion and the review of the Planned Unit Development ordinance were on the agenda but Susanne White and Robyn Payson suggested discussing them when the full Board is present. The consensus of the Board was to wait.

Matt Taylor will be invited to the meeting of June 21<sup>st</sup> to discuss the Planned Unit Development Ordinance.

There being no other business Ed Sauer made a motion to adjourn the meeting. Jim Bailey seconded the motion.

**Meeting Adjourned 7:15 pm**

Respectfully Submitted,  
Robyn L. Payson, Planning Director