

PLANNING BOARD
27 School Street
HILLSBOROUGH, NH
January 3, 2024

TIME: 7:00 p.m. –7:15 p.m.

DATE APPROVED: 02/21/24

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, Morgan Tanafon

Excused: All present

Public: Deborah Lema Bell, Riche' Colcombe

Pledge of Allegiance

Call to Order:

Chairperson Susanne White called the meeting to order at 7:00 PM and called the roll. All members and alternates were present

Minutes

12/20/23 Steve Livingston made a motion to approve the minutes. Ed Sauer seconded the motion. The motion was carried with Jim Bailey abstaining.

Public Hearing

Change of Use/Waiver of Site Plan Review

53 West Main Street (Map 23 Lot 138)

Keith Bell, KAB Properties

Deborah Lema Bell is representing the applicant for this hearing.

Robyn Payson introduced the application to convert the former “Santander” bank into a Domino’s Restaurant with one two-bedroom apartment on the second floor. She said there are no waivers requested or plans to make any changes to the site aside from changes in signage. She said this project meets the requirements for a waiver of site plan review. She also said that the Water/Sewer department had already approved the change of use. She said the application was complete and ready for acceptance and consideration by the Board.

Robyn Payson introduced Deborah Lema Bell who is presenting the application.

January 3, 2024 - Planning Board Meeting Minutes

Ms. Lema Bell said they were very happy to come to town. She said this business will provide jobs to the area. She said they are there to provide more opportunities to the Town.

Susanne White asked the Board if they had any questions.

Ed Sauer asked if there would be an “eat in” component to the restaurant.

Ms. Lema Bell said there would not be any in store seating. She said people would order their food and then pick it up at the pick-up window.

Ed Sauer asked Ms. Lema Bell to describe the upstairs apartment. She described the two-bedroom apartment. She described how the tenants would access the apartment. They would not be entering through the restaurant.

There was a brief discussion about egress. Jim Bailey said the Code Enforcement Officer would determine that the Planning Board does not determine that.

Susanne White asked when Domino’s might be open.

Ms. Lema Bell said 8-12 weeks.

Steve Livingston made a motion to accept the application as complete. Nancy Egner seconded the motion. The motion carried unanimously.

Susanne White opened the public hearing. There being no comment from the public, she closed the public hearing.

Kim Opperman asked if Domino’s would be delivering.

Ms. Lema Bell said yes, they would be delivering.

Nancy Egner made a motion to approve the Site Plan submitted by KAB Properties on behalf of Keith Bell at 53 West Main Street (Map 23 Lot 138) to change the use of the former bank into a Domino’s restaurant with a residential apartment on the second floor as stated in the application and in accordance with the findings of fact.

Findings of Fact

1. The property is located at 53 West Main Street
2. The property is located in the Central Business District.
3. The application was presented by Deborah Lema Bell
4. The application is to convert a former bank building into a Domino’s Restaurant and a residential apartment on the second floor.
5. No waivers were requested as a part of this application.
6. This application conforms with section 185-5.1, A, 1 and 2 of the Site Plan Regulations.:

A. A change of use which does not expand the floor area of a building by more than 200 square feet or involve construction on the site of a building with a floor area greater than 200 square feet is exempt from Site Plan Review, provided that: [Amended 10-2-2002]

(1) No adverse impacts beyond site boundaries will occur, due to:

- (a) Increased traffic.
- (b) Groundwater and drainage.
- (c) Sanitary and solid waste disposal.
- (d) Lighting/glare.
- (e) Noise.
- (f) Fumes, odors or air pollutants.

(2) Municipal services, facilities and utilities will not be overburdened or adversely impacted.

Steve Livingston seconded the motion. The motion carried unanimously.

There being no further business Steve Livingston made a motion to adjourn. Ed Sauer seconded the motion.

Meeting Adjourned 7:15 pm

Respectfully Submitted,
Robyn L. Payson, Planning Director