

PLANNING BOARD
27 School Street
HILLSBOROUGH, NH
April 17, 2024

TIME: 7:00 p.m. –8:00 p.m.

DATE APPROVED: 5/1/24

MEMBERS: Susanne White- Chairperson, Nancy Egner -Vice Chairperson, Andrew Morris, 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: Nancy Egner

Public: Arthur Jurkowitsch, Kim Hanson, Alison Sheehan-Dion, Lee Avery, Patty Gregg, Sherry Zinicola, Matt Zinicola, Stephen Mayer, Taylor and Loretta Blackwell.

Pledge of Allegiance

Call to Order:

Chairperson Susanne White called the meeting to order at 7:00 PM and called the roll. She asked each member to give a brief introduction. Kim Opperman was appointed to sit in place of Nancy Egner.

Minutes

03/20/24- Steve Livingston made a motion to approve the minutes. Bryant Wheeler seconded the motion. The motion was carried with Jim Bailey abstaining.

Public Hearings

Home Business/Change of Use

606 Second NH Turnpike

Alison Sheehan-Dion

Robyn Payson introduced the application for the applicant to convert a barn on her property into a shop. She is asking for a waiver of the sketch plan. She said the application is for the conversion of an existing barn and there are no external changes to the site. The applicant provided photographs showing the building and proposed parking spaces. The applicant is asking for an abbreviated site plan. If the waiver is approved, the application will be complete.

Steve Livingston made a motion to grant the waiver. Andy Morris seconded the motion. The motion carried unanimously.

Jim Bailey made a motion to accept the application. Steve Livingston seconded the motion. The motion carried unanimously.

Robyn Payson read a letter of support for the project from abutters Taylor and Loretta Blackwell.

Susanne White asked Ms. Sheehan-Dion to present her application.

Ms. Sheehan-Dion presented her application to have a shop selling personally and locally made products in a barn attached to her home.

Adam Charrette asked about hours of operation.

Ms. Sheehan-Dion said Tuesday through Saturday from 11:00am – 4:00 or 5:00 pm.

Adam Charrette asked about parking.

Ms. Sheehan-Dion said she had room for three parking spaces.

Dana Clow asked if there would be any employees.

Ms. Sheehan-Dion said only her husband.

Susanne White opened the public hearing.

There being no comments or questions she closed the public hearing.

Jim Bailey made a motion to approve the application for a Home Business submitted by Alison Sheehan-Dion at 606 Second NH Turnpike (Map 7 Lot 63) as demonstrated in the application, in accordance with the Condition of Approval and the Findings of Fact.

Condition of Approval

The granting of a Special Exception for a Retail use in the Village Residential Zone.

Findings of Fact

Based on the application, testimony, and additional documentation given to the Board at the hearing the Board hereby makes the following findings of fact:

1. The property is located at 606 Second NH Turnpike
2. The property is located in the Village Residential District.
3. The application was presented by Alison Sheehan-Dion
4. The application is to convert a barn on to the property into a retail shop.
5. 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.

Site Plan Amendment

143 West Main Street
Matt Zinicola

Robyn Payson introduced the application to build a full-service laundromat on the former Domino's Pizza site. Dry cleaning service will be available, but there is no dry cleaning done on site. She said the applicant is not requesting any waivers and the application is complete and ready to be accepted and reviewed by the Board.

Bryant Wheeler made a motion to accept the application. Steve Livingston seconded the motion. The motion carried unanimously.

Steve Mayer of Allen and Major Associates presented the application for a 3,200 square foot laundromat with 28 parking spaces.

The project requires a Special Exception from the ZBA for a Laundromat in the Central Business district.

Mr. Zinicola said hours of operation would be set to fit in with the community. His current facility opens at 6:00 am and closes at 9:00 pm. The counter for the other services is open from 8:00 am to 6:00 pm on weekdays and 10:00 am to 3:00 pm on Saturdays. They also offer alterations and repairs.

There was discussion about Mr. Zinicola's business.

There was discussion about the building design.

Mr. Zinicola said the building was designed to fit into Hillsborough's rural character.

Dana Clow asked Stephen Mayer about the Water/Sewer department's requirement the "gate valve" not being shown on the plan.

Mr. Mayer said he would look back at the comment by Water/Sewer.

Dana Clow said the plans are not showing the gate valve. The reason is because the Domino's plan showed two gate valves on the main. He said two gates on the main did not make sense but they are looking for one gate on the main. He said that he is one of the Water/Sewer Commissioners and this is something that came up at their meeting. He said he would advise that it be included on the plan prior to the submission of the final plans to the Water/Sewer department.

Steve Livingston said the new community within walking distance will be a benefit.

Susanne White opened the public Hearing.

Patty Gregg said she understood that the washers and dryers could be paid for with an ap, but she wanted to know if they would also be coin operated.

Mr. Zinicola said they would be.

Ms. Gregg asked when Mr. Zinicola thought they would be open. She also asked how many people would be employed.

Mr. Zinicola said they hope to be up and running by year end and that they would be employing 4-5 people part time and 2-4 additional people in the summertime when they are servicing summer camps.

There being no other comments or questions Susanne White closed the public hearing.

Steve Livingston made a motion to approve the site plan amendment/change of use submitted by Matt Zinicola for property located at 143 West Main Street (Map 11P Lot 187) to change the use of the formerly approved Domino's Restaurant into a Laundromat with the following condition and in accordance with the findings of fact.

Condition of Approval

The granting of a Special Exception for a laundromat in the Central Business District.

Findings of Fact

Based on the application, testimony, and additional documentation given to the Board at the hearing the Board hereby makes the following findings of fact:

1. The property is located at 143 West Main Street
2. The property is located in the Central Business District.
3. The application was presented by Steven Mayer of Allen and Major Associates Inc.
4. The application is to amend the original Site Plan Approval for a Domino's Restaurant into a new site plan that includes a laundromat.

5. No waivers were requested as a part of this application.
6. The applicant has proven that this application meets all of the requirements of Chapter 185 Site Plan Review regulations.

Jim Bailey seconded the motion. The motion carried unanimously.

Capital Improvements Plan

Robyn Payson said that the Board was going to be discussing the Capital Improvements Plan at the May 1st meeting. She asked the Board if they would be willing to vote to schedule the public hearing for May 15th.

Steve Livingston made a motion to schedule the public hearing for the Capital Improvements Plan May 15th. Andy Morris seconded the motion. The motion carried unanimously.

There being no other business, Kim Opperman made a motion to adjourn. Andy Morris seconded the motion.

Meeting Adjourned 8:00 pm

Respectfully Submitted,
Robyn L. Payson, Planning Director