

PLANNING BOARD
27 School Street
HILLSBOROUGH, NH
September 18, 2024

TIME: 6:00 p.m. –6:20 p.m.

DATE APPROVED:10/2/24

MEMBERS: Chairperson Susanne White- Vice Chairperson: -Nancy Egner, Andrew Morris, Adam Charrette, Steve Livingston, Bryant Wheeler

EX-OFFICIO: James Bailey III

PLANNING DIRECTOR: Robyn Payson

ALTERNATES: Kim Opperman, Dana Clow

Excused:

Public: None

Pledge of Allegiance

Call to Order:

Chairperson Susanne White called the meeting to order at 6:00 PM and called the roll. All members of the Board were present.

Minutes

8/21/24- Steve Livingston made a motion to accept the minutes. Andrew Morris seconded the motion. The motion carried unanimously.

Susanne White moved the Avanru Development application to the beginning of the meeting because it needs to be continued.

Public Hearings

Subdivision/Site Plan Review-

Jack Franks/Avanru Development

Harvey Way (Map 11O Lot 152)

Terry Thomas and Adelle Michaelides Thomas

Robyn Payson said that they had received comments from Water and Sewer that they need to respond to and they need extra time. She said she put it on the calendar for November 6th. She is planning on holding the hearing at the high school but she doesn't have a room yet. Once she has a room, it will be posted.

Nancy Egner made a motion to continue the acceptance of the application to November 6th. Jim Bailey seconded the motion the motion carried unanimously. Note: It is important to be clear that this application has not been accepted for review by the Planning Board yet.

Subdivision

57 School Street (Map 24 Lot 21)
Knight Brothers Development LLC

Robyn Payson introduced the application for a two-lot subdivision on School Street. A duplex is intended for each lot. The applicant has submitted a letter for two waivers. (See Attached)

The first waiver is to wave the 20,000 sq ft. requirement for a duplex on each lot because the lot is of similar size to other developed lots in the area and will be serviced by water and sewer. The lots meet all of the other requirements in the zoning ordinance.

The second waiver is for the front corners of the lot not require stone bounds d They requested iron rods be used.

Timothy Bernier LLS of Hoyle Tanner Associates presented the application.

Jim Bailey asked if there were two driveways.

Mr. Bernier said that the land was originally three lots, and he didn't know what to ask for. He said there had been three driveways in the past, and they were only asking for two.

They will be asking DOT if they can use two of the existing driveways or if they need to use a shared driveway up the middle.

Sussanne White asked Mr. Bernier to point out the buildable area on the lots.

Dana Clow asked what was taking away from the buildable area

Mr. Bernier said that there was a wetland and the setbacks.

Kim Opperman asked if the 30" Maple tree was going to stay.

Mr. Bernier said they hadn't planned all the way.

Susanne White asked if the Board had any other questions.

Bryant Wheeler recused himself.

Susanne White appointed Dana Clow to vote in place of Bryant Wheeler.

Steve Livingston made a motion to grant both waivers. Dana Clow seconded the motion. The motion carried unanimously.

Nancy Egner made a motion to accept the application Jim Bailey seconded the motion. The motion carried unanimously.

Susanne White asked if the Board had any questions.

Andrew Morris asked if these were going to be rental units

Mr. Bernier said they would start out as rentals.

Nancy Egner asked if they had any plans for the styles of the buildings?

Mr. Knight said the design would fit into the neighborhood.

Dana Clow asked what the comment was from Water/Sewer.

Robyn Payson was that the applicant needed to get a change of use for the duplexes.

Susanne White opened the public hearing. There being no public present she closed the public hearing.

Steve Livingston made a motion to approve the Subdivision Plan submitted by Timothy Bernier LLS. of Hoyle Tanner Associates on behalf of Knight Brothers Development LLC. for property located at 57 School Street (Map 24 Lot 21) to subdivide lot 21 into two lots. Following subdivision, Lot 21 will be .510 acres and Lot 24 will be .614 acres as shown on the Subdivision Plan prepared by T.F. Bernier, titled Subdivision Plan Prepared for Knight Brothers LLC. Assessors Map 24 Lot 21 57 School Street Hillsborough, NH, dated August 2024 conditions and in accordance with the findings of fact.

Conditions of Approval

1. A driveway permit must be submitted to the Department of Transportation for each lot.
2. Change of Use applications must be submitted to the Water/Sewer department for each duplex.

Findings of Fact

1. The property is located at 57 School Streer
2. The property is located in the Village Residential Zone.
3. The application was presented by Timothy Bernier LLS. of Hoyle Tanner Associates.
4. The property is owned by Knight Brothers Development LLC c/o Christopher Knight.
5. Waiver requests were submitted and granted for a waiver of the buildable land requirement of 20,000 square feet to allow a duplex on each lot, and a waiver to allow marking the front corners with iron rods or a railroad spoke or ma nail in the pavement.

Jim Bailey seconded the motion. The motion carried unanimously.

Other Business

Robyn Payson reminded the Board of the meeting scheduled on the following night, Thursday September 19th 6:00pm at the fire station. Central NH Regional Planning Commission will be there to discuss the proposed TIF (Tax Increment Financing District) and how it will work with the Gateway Ordinance. The meeting is hosted by the Economic Development Commission. Other Boards included are the Board of Selectmen, Conservation Commission, and the Water/Sewer Commission

There being no other business Nancy Egner made a motion to adjourn. Adam Charrette seconded the motion. The motion carried unanimously.

Meeting Adjourned 6:20 pm

Respectfully Submitted,
Robyn L. Payson, Planning Director