

**PLANNING BOARD  
27 School Street  
HILLSBOROUGH, NH  
November 6, 2024**

**TIME:** 6:00 p.m. –4:40 p.m.

**DATE APPROVED:** 12/4/24

**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:** Nancy Egner

**Public:** None

**Pledge of Allegiance**

**Call to Order:**

Chairperson Susanne White called the meeting to order at 6:00 PM and called the roll. She appointed Dana Clow to sit in place of Nancy Egner

**Minutes**

**10/16/24-** Steve Livingston made a motion to approve the minutes Bryant Wheeler seconded the motion. The motion was carried with Adam Charrette abstaining.

**Informal Consultation**

**Subdivision**

Sleeper Road

Hunter Payur

Robyn Payson introduced Hunter Payur who wants to subdivide a lot off of Sleeper Road which is a Class VI road, and is on the Town of Washington border. Mr. Payur will need to get a variance for frontage because the zoning requires frontage be on a class V or better road. Robyn Payson said she had some concerns about this because Sleeper Road is a gravel road not maintained by the Town. She thought this could be considered a “Premature” subdivision because of the difficulty that it may be to get life and safety vehicles to the lot. Access to the lot is intended to be through the town of Washington which they will need to agree to.

Mr. Payur said his clients want to subdivide 20 or 30 acres off of their lot with no intentions of leaving it anything else but forest land. He wanted to go over the project with the Board. He wanted to know if he could qualify for waivers for test pits and wetlands considering the size of the property. He said there was a subdivision across the road approved in 2004 which he hoped would lend more weight to the project.

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Andrew Morris asked if there wasn't anything planned for the subdivision why do it?

Mr. Payur said it was to sell off the 20 or 30 acres of forest land.

Mr. Payur showed the Board maps pertaining to the property.

Susanne White asked if the subdivision across the road was ever acted on.

Mr. Payur said he believed there was a house there, but he wasn't sure.

Andrew Morris said the lot across the street was approved as a non-buildable lot.

Mr. Paur said that he was not sure if the house across the street was actually in Washington.

There was further discussion about the lot.

Mr. Payur said there was a "log landing" which could be used as access to the lot.

Robyn Payson asked if he had asked anyone from Washington if they would be willing to have that lot accessed through their town.

Mr. Payur said he had not yet.

Andrew Morris said the lot is not to be used as a building lot.

Robyn Payson said that would need to be a condition.

Bryant Wheeler said the lot across the street was approved as a non-buildable lot. He said if they approve this it should be as a non-buildable lot.

Mr. Payer said he wouldn't want to preclude there being a house on that lot in the future.

Andrew Morris said the town is saying you can't have a buildable lot on a class VI road because the definition of road frontage is class V or better. The owner could come back and say they want to bring the road up to class V standards.

Mr. Payur asked about getting waivers on test pits and wetlands.

Bryand Wheeler said it is non buildable it shouldn't be a problem.

### **Gateway Zone/Upcoming**

Robyn Payson said she forwarded the final version of the Gateway Ordinance to the Board. She asked for questions and comments from the Board.

November 20, is a training session by Steve Buckley of the NH Municipal Association.

Robyn Payson said the first meeting in December there is someone coming in for an informal presentation for a yurt campground. Finally, Avanru Development has been rescheduled for December 18<sup>th</sup>. This meeting will be held in the media center of the High School.

**Work Session**

Robyn Payson told the Board that she is working on solving the Buildable area issue and is developing changes to the Subdivision regulations to correct the problem.

There being no other business Steve Livingston made a motion to adjourn. Bryant Wheeler seconded the motion.

Meeting Adjourned 6:40 pm

Respectfully Submitted,  
Robyn L. Payson, Planning Director