

**PLANNING BOARD**  
**27 School Street**  
**HILLSBOROUGH, NH**  
**May 7, 2025**

**TIME:** 6:00 p.m. –6:25 p.m.

**DATE APPROVED:** 5/21/25

**CHAIRPERSON:** Susanne White

**VICE CHAIRPERSON:** Nancy Egner,

**MEMBERS:** Andrew Morris, Dana Clow, Steve Livingston, Bryant Wheeler

**EX-OFFICIO:** James Bailey III

**PLANNING DIRECTOR:** Robyn Payson

**ALTERNATES:** Kim Opperman,

**Excused:** Kim Opperman

**Public:** Frank Malinoski, Judy Malinoski, Babette Haley, Cathy A Houle, Ron Patterson, Cal Adams, John Laroche, Tammy McClure

**Pledge of Allegiance**

**Call to Order:**

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

**Minutes**

**3/19/25-** Nancy Egner made a motion to approve the minutes. Bryant Wheeler seconded the motion. The motion carried unanimously.

**Public Hearing**

**Case# 2025-05**

**Site Plan Amendment**

457 West Main Street (Map 11F Lot 20)

All Purpose Storage

Robyn Payson introduced the application for two outdoor pickle ball courts which will be located at the back of the building. She said the application was complete to accept.

Steve Livingston made a motion to accept the application. Jim Bailey second the motion. The motion carried unanimously. The application was accepted for review.

Frank Malinoski presented the application. The new courts will be made of removable fencing.

Dana Clow asked about sanitary facilities.

Mr. Malinoski said they would be giving the players the code to use the existing facilities through the exterior entrance. The use of the facilities will be for members only.

Steve Livingston said that the Indoor Recreational facility has provided a great service to the town. He said there are always lots of people there including his brother who has become a Pickle Ball player.

Mr. Malinoski said they have paddles and balls for people who are starting out to use and there is an instructor to ensure people are playing safely.

Dana Clow asked if they are displacing any parking.

Mr. Malinoski said no, they are just using a paved area behind the building.

Chairperson Susanne White opened the public hearing.

John Larochelle said he is a member of the pickle ball court. He said this is a great value to the community. He said he came here four years ago, and he didn't feel like part of the community until he joined it. It brings people together. There is outdoor is pickleball played at Grimes Field, but space is limited, and this space will provide a lot more value to the community.

Tammy McClure said some of the events attract other towns.

Mr. Malinoski said he had 20 people in the original pickleball group. He said there is space for town businesses to advertise so they are bringing their members further into the community. People go to Dunkin Donuts in the morning, and they are putting together a restaurant menu book for local restaurants. They are also advertising B&B's in the area. They have been nominated for an award given by the Concord Monitor so they have had people from Concord come to the facility as well.

Chairperson Susanne White closed the public hearing.

Steve Livingston made a motion to APPROVE the application for a Site Plan Amendment submitted by All Purpose Storage LLC to change the rear parking area to two outdoor Pickleball courts. The property located at 457 West Main Street (Map 11F Lot 20). This is as submitted in the Site Plan Amendment application prepared by All Purpose Storage Hillsborough LLC and submitted 4/14/2025. This approval is subject to the following condition and in accordance with the Findings of Fact.

### **Condition of Approval**

1. Compliance with all local, state and federal laws, ordinances and regulations.

### **Findings of Fact**

1. The property is located on 457 West Main Street.
2. The property is located in the Commercial District.

3. The owner of record is All Purpose Storage Hillsborough LLC.
4. The application was presented by Frank Malanoski.
5. The application converts a rear parking area to two Pickleball courts.
6. The proposed use is allowed in the Commercial District
7. No waiver requests were submitted as a part of this application.

Jim Bailey seconded the motion. The motion carried unanimously. The application is approved.

### **Other Business**

Nancy Egner announced that she would be tendering her resignation because she is moving out of town and would not be able to be on the Planning Board anymore.

Robyn Payson said Kim Opperman can step in to Nancy's position but the Board is going to need alternates.

Robyn Payson spoke about activity that is coming to town although she has not yet received any applications. She also spoke about the parking requirements for residential development. She said the Legislature is looking at towns not being allowed to require more than one parking space per unit. She was not sure where that bill was in the legislative process.

Dana Clow said we needed to get something on the books this year.

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

Meeting Adjourned 6:25 pm

Respectfully Submitted,  
Robyn L. Payson, Planning Director