

**PLANNING BOARD
27 School Street
HILLSBOROUGH, NH
February 19, 2025**

TIME: 6:00 p.m. –7:00 p.m.

DATE APPROVED: 3/5/25

CHAIRPERSON: Susanne White

VICE CHAIRPERSON: Nancy Egner,

MEMBERS: Andrew Morris, Adam Charrette, Steve Livingston, Bryant Wheeler

EX-OFFICIO: James Bailey III

PLANNING DIRECTOR: Robyn Payson

ALTERNATES: Kim Opperman, Dana Clow

Excused: Adam Charrette

Public: Lisa Lacourse, Jim Lacourse, Maggie and Nate Van Camp, Cathy Houle

Pledge of Allegiance

Call to Order:

Chairperson Susanne White called the meeting to order at 6:00 PM and called the roll. Dana Clow was appointed to sit in place of Adam Charrette. Kim Opperman was appointed to sit in place of Nancy Egner until her arrival.

Minutes

2/5/25- Steve Livingston made a motion to approve the minutes. Andrew Morris seconded the motion. The motion carried with Kim Opperman abstaining.

Public Hearing

Change of Use/Waiver of Site Plan Review/Home Business

55 Kimball Hill Road

Margaret Van Camp/Maggie's Happy Hens

Robyn Payson introduced the application for a home daycare for up to 17 Children. The applicant has received the necessary Special Exception for the use. She said the application was ready to be accepted.

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

Nancy Egner joined the meeting and Kim Opperman stepped down.

Susanne White called on Margaret Van Camp to present her application.

Ms. Van Camp described her experience as a teacher and her home where there are goats and

chickens.

Susanne White asked how many children she was expecting to have in the daycare/

Ms. Van Camp said they would probably have up to 11 because she has a newborn and he counts in the day care. She said she would probably have 3-5 kids to start. She said she can have some after school elementary school kids, but she is not sure if she is going to do that. She will have mostly preschoolers.

Dana Clow asked if there were license limits on the number of children.

Ms. Van Camp said the highest number was 17. She said after 5 or 6 kids she would need a second person working there. She said she has a licensed teacher lined up should that become an issue. She said it will be a high-quality program and we really want to support families that are working.

Kim Opperman asked at what point you would need a second person.

Ms. Van Camp said when you hit 6 kids you need a second adult. She went into more detail about her previous teaching experience.

Andrew Morris asked where Ms. Van De Camp was on Kimball Hill.

Dana Clow asked if there was a confined area outside for the children.

Ms. Van Camp said they are not required to have a fence because they are not close to the road, they don't have any streams, but they are planning on putting a small fence around a specific part of the yard. There will be times when they will be walking around their 11 acres on nature walks, and they will be checking out the chickens and goats and honeybees they can observe. She said she doesn't like chaos, so they won't be darting around unsupervised.

Susanne White opened the public hearing.

Lisa Lacourse asked what the hours of operation were.

Ms. Van Camp said 7:00am to 5:00pm.

Susanne White closed the public hearing.

Andrew Morris made a motion to approve the Change of Use/Waiver of Site Plan Review/Home Business presented by Margaret Van Camp for a home daycare. Steve Livingston seconded the motion. The motion carried unanimously.

Work Session

Susanne White brought up the Floodplain training that was available online. She suggested

everyone attend.

Expedited Site Plan Application

Robyn Payson asked the Board if they had reviewed the Site Plan application and found anything that should be in the Abbreviated Site Plan application.

This discussion was tabled until the next meeting.

CNHRPC Traffic Count Worksheet

Robyn Payson passed out the worksheet for recommendations on roads that need traffic counts.

EDC Meeting

Susanne White shared the EDC meeting and discussed the survey results. There were 180 responses that were very optimistic. There was a lot of support for the Community Center. Parking Downtown was also a top topic. There was support for the rural character and natural beauty of the town. There was also a discussion of the establishment for a trails committee. She suggested a sign up sheet to be put out at Town Meeting to try and get a list of people who would be interested in participating.

Steve Livingston said the snowmobile club was very strong in town and there were lots of trails. He said those trails could be made multi use.

There was discussion about the snowmobile trails and them being used year-round.

There was further discussion about the survey.

There was discussion about the TIF and the need for it to be explained better.

There was discussion about the renovation of the buildings downtown.

Robyn Payson gave an update on the sidewalk project. She said they are in the middle of the right of way acquisition process.

There was discussion about the status of the cell towers that are planned to come in to town.

There being no other business, Steve Livingston made a motion to adjourn the meeting. Jim Bailey seconded the motion.

Meeting Adjourned 7:00 pm

Respectfully Submitted,
Robyn L. Payson, Planning Director