

PLANNING BOARD
27 School Street
HILLSBOROUGH, NH
June 4, 2025

TIME: 6:00 p.m. –7:05 p.m.

DATE APPROVED: 7/16/25

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: Nancy Egner

Public: Cathy Houle

Guest: Mike Tardiff Central NH Regional Planning Commission

Pledge of Allegiance

Call to Order:

Chairperson Susanne White called the meeting to order at 6:00 PM and called the roll. Kim Opperman was seated in place of Nancy Egner

Minutes

5/7/25- Steve Livingston made a motion to approve the minutes. Bryant Wheeler seconded the motion. The motion carried with Jim Bailey abstaining.

Work Meeting

Cell Tower/Cardinal Circle

Robyn Payson updated the Board about the construction of the cell tower in the process of being built on Dascomb Road. She had gone over the files on the Vertex cell tower approval and the Cardinal Circle subdivision and found that there was a condition of approval on the subdivision that stated the road was to begin construction within 18 months of approval. That time had lapsed so the owner of the property (Leigh Bosse) needed to come back to the Planning Board for an extension on that deadline. She also found that Vertex had gone to the ZBA and gotten a variance for frontage and that the service road should have been shown on the Cardinal Circle plans.

Ex officio Alternate

Dana Clow asked about who the ex-officio alternate was. There was a brief discussion and Kim Opperman was nominated. This was later deemed not applicable because he would be taking over as a full member after Nancy Egner's resignation in June. Cathy Houle who will be an

alternate after she is sworn in could be the ex-officio alternate but she wanted some time on the Board before taking that position.

Housing Chapter of the Master Plan

Mike Tardiff CNHRPC

Mike Tardiff showed the Board the Future Land Use map from the 2018 Master Plan which showed recommendations for housing. There was also a TIF district shown along with future zoning changes. There were three Gateway Zones with the other two being on Henniker Street and past the Route 31 intersection. There were other things included like increased density along Center Road past the bypass and possibly more density in the Central Business District. He said it was a good place to start.

Mike Tardiff brought proposed questions for the housing survey for the Board to review.

The Planning Board discussed the kind of development that people wanted to see in town.

Andrew Morris said that people wanted to see more commercial development and less residential.

There was discussion about the school budget that increases every year.

Kim Opperman said that commercial development would not come to towns with low population.

There was discussion about the housing prices in town.

There was discussion about the specific questions for the survey.

There was discussion about development on Class VI roads.

There was discussion about downtown parking and re-visiting the parking utilization study.

Mike Tardiff will bring updated proposed survey questions to the next meeting.

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

Meeting Adjourned 7:05 pm

Respectfully Submitted,
Robyn L. Payson, Planning Director