

**PLANNING BOARD
15 Central Street
HILLSBOROUGH, NH
October 1, 2025**

TIME: 6:00 p.m. –6:40 p.m.

DATE APPROVED 11/5/25

CHAIRPERSON: Susanne White

VICE CHAIRPERSON: Dana Clow,

MEMBERS: Andrew Morris, Steve Livingston, Bryant Wheeler, Kim Opperman

EX-OFFICIO: James Bailey III

PLANNING DIRECTOR: Robyn Payson

ALTERNATES: Cathy Houle,

Excused: Kim Opperman

Public: Timothy and Kristin Connolly, Peter Mellen

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.

Minutes

9/17/25-Andrew Morris made a motion to approve the minutes. Steve Livingston seconded the motion. The motion carried unanimously. Chairperson Susanne White called attention to some typos that needed to be corrected.

Public Hearing

Lot Line Adjustment

12 Myrtle Street and 14-24 Hoyt Lane (Map 23 Lot 94&104)
Peter Mellen for P.J. Elgin LLC.

Robyn Payson introduced the application and stated that this was a straightforward lot line adjustment. The application is complete and ready for the Board to review.

Dana Clow made a motion to accept the application. Jim Bailey seconded the motion. The motion carried unanimously.

Peter Mellen presented the application for a lot line adjustment The entire tract is .59 acres (25,628 sq. ft.). After the lot line adjustment, Lot 94 will be 10,616 sq. ft. and Lot 104 will be 15,012 sq. ft..

Dana Clow asked if there was any particular reason they were doing this.

Peter Mellen said the applicant wants to expand the parking area for the apartments on Lot 94. The applicant owns both properties.

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Chairperson Susanne White opened the public hearing.

Kirsten Connolly asked Peter Mellen if the new line would be closed off with a fence.

Peter Mellen said he didn't know.

Kirsten Connolly said since he has taken the fence down she has had people coming through the neighborhood, through her yard and the applicant's yard. She said the applicant had told her he wanted to put in an access road between her house and 12 Myrtle Street.

Bryant Wheeler and Andrew Morris asked how this was going to affect her backyard because it is fenced off.

Peter Mellen described the plan to Ms. Connolly.

Dana Clow said there is no road proposed and no improvements that are subject to Planning Board review, there's no fence indicated although he could put up a fence. He explained that the Board was there to act on what was shown on the plan, not what might change in the future.

Ms. Connolly said there was a chain link fence there with greenery, so she didn't need to see them.

He agreed that a fence might be an improvement, but it was not subject to Planning Board review.

Andrew Morris asked if Ms. Connolly had a fence around her property and does that fence keep people from walking through her yard.

Ms. Connolly said when the applicant took down his fence the people started streaming through.

Andrew Morris asked if it was through her yard.

Ms. Connolly said no, but it's still not right because there are children in both of those houses.

Andrew Morris said that if people are going through his yard and he has a concern about it then he can address that concern.

Dana Clow said Ms. Connolly has fenced her yard and taken appropriate steps to provide for her privacy and that's it. It is not subject to Planning Board review.

Robyn Payson said unfortunately this sounds like a civil matter between the Connolly's and the neighbor.

Ms. Connolly said it shouldn't come to a civil matter if we can agree to what's going to be to make the neighborhood still look like a neighborhood.

Timothy Connolly said the only problem he had was with the road.

Dana Clow said that would be something that would come to the Planning Board.

Chairperson Susanne White said basically there is no change that would affect the Connolly's beyond what is already happening other than legally the lot line between those two lots is now in a new place.

Dana Clow said it doesn't get better or worse.

Chairperson Susanne White said it is a legal construct that just moves a legal property line from one place to another. She said Connelly's need to take their contentions up with the property owner and that the Planning Board has no jurisdiction over those kinds of issues. She said her other alternative is to talk to the Police Department.

Ms. Connolly said she had spoken to the police, and they had been pretty ineffectual.

Andrew Morris said as far as this matter is concerned there's nothing that the Planning Board can do about any of it. He said we are here to discuss this lot line adjustment only. If she has concerns talk to the police or talk to your neighbor and maybe, you can work something out.

Chairperson Susanne White closed the public hearing.

Steve Livingston made a motion to approve the application for a Lot Line Adjustment submitted by Peter Mellen on behalf of P.J. Elgin LLC 12 Myrtle Street and 14-24 Hoyt Lane (Map 23 Lots 94&104) with the following condition and in accordance with the findings of fact.

Conditions of Approval

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

Findings of Fact

1. The property is located at 12 Myrtle Street and 14-24 Hoyt Lane
2. The property is located in the Village Residential District.
3. The use of the property is used as residential.
4. The application was presented by Peter Mellen of Donald R. Mellen Surveyor, LLC.
5. The owner of record is P.J. Elgin LLC.
6. The applicant demonstrated that the application conforms with Chapter 201 of the Subdivision Regulations.
7. No waivers were required as a part of this application.

Dana Clow seconded the motion. The motion carried unanimously.

Mike Tardiff

Housing Survey
Housing Chapter

Mike Tardiff presented the final version of the housing survey. He handed out copies of the post card that will be left around town promoted the survey and discussed how the survey will be promoted on the Town website and Facebook page.

The next step is for the Board to take the survey as a test. Next month the survey will be live for the public to take.

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Mike Tardiff said with the Housing chapter they are spending a lot of time on housing zoning changes. They want to make sure they get everything in the chapter that supports what you want to do. One thing is that the Detached ADU's require a conditional use permit. That will need to be changed to comply with statute. He said he wanted to talk about changes to the Cluster Ordinance for Town Meeting 2026. He asked the Board if they wanted to add some Workforce Housing and some small-scale footprint for density bonuses. He wanted to know if that was something they wanted to talk about in the chapter and make modifications for Town Meeting 2026.

Mike Tardiff said there was discussion about Tiny Homes. Matt Monahan suggested that there be language included to treat them similarly to manufactured homes.

Robyn Payson said she has had quite a few people call her about Tiny Homes and talk about Tiny Home parks.

Mike Tardiff said Matt Monahan is working on some language that will be presented at the next meeting.

Mike Tardiff told the Board that the DOT GACIT hearing where there is an opportunity to talk about the DOT 10-year plan. Two projects were taken off the plan. One was the roundabout at RTES 9 and 31 and the other was improvements to Henniker Street. Mike said it would be good to have people come because the Planning Commission is preparing for their submissions for the next 10-year plan. It is Wednesday October 8, 6:00 pm at the Fire Station.

Steve Livingston said he spoke to Kim Opperman and he suggested longer meetings once a month. Robyn Payson said there is a meeting schedule and when applications are submitted dictates whether or not there is a meeting.

Steve Livingston said that Kelley's Automotive is doing full service. Mr. Kelley was approved to do that.

There was discussion about the roundabout on RTS 9 and 31 being taken off the 10-year plan.

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