

PLANNING BOARD
27 School Street
HILLSBOROUGH, NH
March 4, 2026

TIME: 6:00 p.m. –7:45 p.m.

DATE APPROVED 3/18/26

CHAIRPERSON: 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: Steve Livingston, Dana Clow, Cathy Houle

Public: Richard Head-Conservation Commission, Chad Brannon, Jack Franks

Pledge of Allegiance

Call to Order:

Chairperson Susanne White called the meeting to order at 6:00 PM and called the roll.

Minutes

2/18/26-Bryant Wheeler made a motion to approve the minutes. Andrew Morris seconded the motion. The motion carried unanimously.

Public Hearing

Subdivision and Site Plan

Harvey Way (Map 110 Lot 152)

Jack Franks/Avanru Development

Robyn Payson said she has received the Test Pit data and a plan showing the test pits. She referred the Board to the draft motion for conditions of approval and told the Board they were able to add any conditions they determined were necessary.

Chad Brannon of Fieldstone Land Consultants reviewed the changes to the plan since the last meeting.

- The Board voted for the turnaround at the end of the road to be a hammer head rather than a cul-de-sac. He said they also made the right of way larger and located the driveway aprons on the plan.
- They changed the road to meet the center line radii in conformance with the town regulations
- They added a “pixel hatch” showing the buildable area on each lot.
- The granite curbing was added to the plan.
- They added another parking area to go with the senior housing. It is an additional 13 spaces so the total spaces are 85.

There was discussion about the improvement of Harvey Way. Following discussion it was decided that Harvey Way would remain unimproved and the matter would be addressed in Phase 2 of the project.

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There was discussion about the water lines in the project. Chad Brannon said their stance on the water is they are proposing a brand-new water line from the road, but the project is not proposing adding to any additional areas. There was further discussion about water and sewer. Chad Brannon said they would leave the easement to Harvey Way to enable the opportunity to expand water service in the future.

There was discussion about traffic impacts.

Chairperson Susanne White expressed concern about the overall traffic impacts of the whole development once it is built out.

Chad Brannon said the traffic would be dominions which was proven by the study performed with DOT for the workforce housing.

Chairperson Susanne White said we saw numbers submitted by the applicant but no study. She was concerned about the safety of not developing Harvey Way.

There was discussion about the development of Harvey Way during phase 2.

Jim Bailey said that Highway and Fire have not seen the new set of plans.

Chad Brannon said they haven't taken anything away from the plans.

Chairperson Susanne White recognized Richard Head.

Richard Head said regarding stormwater flow, he said in the stormwater management report he could not find any statement of the assumption of the confirmed impervious area on each lot.

Chad Brannon said they take the total impervious area and put it in as one line item. He said Mr. Head's concerns would be addressed through the Alteration of Terrain permit process.

Richard Head said AOT rules specifically say that the plan that is given to them has to have a total impervious area assumed per lot.

Chad Brannon said the stormwater management report with the drainage plans depicts the area per lot.

Richard head said it would be helpful to the Board to know what assumptions were going in to those numbers in order to be able to say they agree or disagree with those assumptions.

Andrew Morris asked what a reasonable house size would be.

Richard Head said it depends on the size of the lot. Approximately 2,000 square feet.

Chad Brannon said 1,500-2,000 square feet is pretty standard for a home.

Andrew Morris said maybe we could make a requirement for future plans to show the assumed impervious area.

Kim Opperman made a motion to approve the Site Plan submitted by Jack Franks of Avanru Development for property located on Harvey Way (Map 110 Lot 152) for 10 single family residential lots, 1 elderly multi-family residential lot and road extension lot along with other site amenities. The plan is entitled "Site Development Plans Tax Map 110 Lot 152 Harvey Farms Harvey Way Hillsborough New

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Hampshire” Dated January 28, 2026, revised 2/27/26 prepared by Chad Brannon of Fieldstone Land Consultants PLLC Dated June 26, 2024 in accordance with the following conditions and the findings of fact.

Conditions of Approval

1. Granting of all required local, state and federal permits

Findings of Fact

1. The property is located on Harvey Way
2. The property is located in the Commercial Zone.
3. The owner of the property are Terry & Adele Thomas
4. The application was presented by Chad Brannon of Fieldstone Land Consultants PLLC
5. Three waivers were requested as a part of this application. The waiver to allow a “hammer head” turn around instead of a cul-de-sac was granted, the waiver to allow bituminous curbing instead of granite edging was denied, and the waiver from the four-foot landscape buffer on the sidewalk was granted.

Andre Morris seconded the motion. The motion carried unanimously.

Kim Opperman made a motion to approve the Fourteen (12) lot subdivision submitted by Jack Franks of Avanru Development for property located Harvey Way (Map 11O Lot 152) the resulting lots will be developed into ten (10) single family residential lots, one 80 unit elderly housing lot, and a lot for the currently unnamed roadway. The title of the plan is “Subdivision Plan Tax Map 11O Lot 152 (Harvey Way) Hillsborough New Hampshire” prepared for Avanru Development Group, LLC P.O. Box 1015, Walpole, New Hampshire Land of Terry Thomas & Adele G. Michaeldies Thomas Dated August 28, 2024 , revised 2/27/26 in accordance with the following conditions and the findings of fact.

Conditions of Approval

1. This decision shall run with the land and shall be binding upon the current Developer/property owner as well as its successors and assigns.
2. Obtaining all required local, state and federal permits
3. Obtaining State Subdivision approval.
4. Obtaining Alteration of Terrain permit.
5. Developer will be responsible for drainage structure maintenance until the road is accepted by the Town.
6. Developer will be responsible for the 50ft pipe running under both sides of the road
7. No wetland impacts will be associated with lot development.
8. Lot development will not use naturally occurring wetlands to treat or detain stormwater from the developed lots.
9. Suitable steps shall be taken to preserve and protect features, such as trees, scenic points, stone walls, rock outcroppings, water bodies, wetlands, and historic landmarks pursuant to Town Code Section 201-3(C).

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10. Lot 11O-152-12 will remain a private road maintained by the developer until such time as it is adopted by the Town.
11. The subdivision shall be built in accordance with the Plan and the Subdivision Regulations of the Town of Hillsborough, except as noted otherwise in this Decision. The approval of said Plan shall not be construed to be an acceptance or dedication of any roadway shown on said Plan. In the event the Town must perform any service, maintenance and/or repair in an emergency, the Town shall not be held responsible for any damage to any property and shall be reimbursed fully by the Developer for any such work performed.
12. Snow plowing and all road maintenance shall be the responsibility of the Developer until such time, if any, as the roadway is accepted by the Town of Hillsborough.
13. The developer will return to the Planning Board for discussion about the connection to Harvey Way prior to the beginning of Phase 2.
14. This project is proposed to be constructed in 2 Phases. The completion of Phase 1 will constitute substantial completion of the improvements pursuant to RSA 674:39, II relative to final vesting.

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Bryant Wheeler seconded the motion. The motion carried unanimously.

There was a discussion about third party review initiated by Kim Opperman.

There being no further business Bryant Wheeler made the motion to adjourn Andrew Morris seconded the motion.

Meeting Adjourned 7:45 pm

Respectfully Submitted,
Robyn L. Payson, Planning Director