

**PLANNING BOARD
15 Central Street
HILLSBOROUGH, NH
November 19, 2025**

TIME: 6:00 p.m. –8:00 p.m.

DATE APPROVED 12/3/25

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: Cathy Houle

Public: Daniel Rutherford, Tim Morgan, Audry Lawson, Jackie Stetser, Abby Rand, Lilja Dawson, Travis Dawson, Jacob Noyes, Julia Miville, Winter Cocuzzo, Matthew Haag, William Schaefer, James McDonough, Richard Head, Riche' Colcombe, Christopher Blevens.

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

10/01/25-Steve Livingston made a motion to approve the minutes. Bryant Wheeler seconded the motion. The motion carried unanimously.

Public Hearings

Home Business

203 Bog Road (Map 9 Lot 53)

Lilja Dawson

Robyn Payson read her Plan Review (see attached) to introduce the application for a hair, eyelash and eyebrow salon in an outbuilding on her property. The application will be complete and ready for review by the Board.

Andre Morris made a motion to accept the application. Dana Clow seconded the motion. The motion carried unanimously.

Lilja Dawson described her application for her business which will be one on one by appointment only. The applicant does not want a sign at this time.

Chairperson Susanne White asked if there were any questions from the Board.

Andrew Morris and Dana Clow asked about the location of the outbuilding.

Chairperson Susanne White opened the public hearing.

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There were no comments from the public, so she closed the public hearing.

Andrew Morris asked about the variance the applicant was requesting.

Robyn Payson said it was for the use which was "Personal Services" which is not allowed in the Rural zone

Steve Livingston made a motion to approve the application for a Home Business submitted by Lilja Dawson of 203 Bog Road (Map 9 Lot 053) with the following condition and in accordance with the findings of fact.

Conditions of Approval

1. The granting of a variance by the Zoning Board of Adjustment
2. Compliance with all local, state, and federal laws and regulations.

Findings of Fact

1. The property is located at 203 Bog Road.
2. The property is located in the Rural District.
3. The use of the property is used as primarily residential.
4. The application was presented by Lilja Dawsom
5. The owner of record is Lilja Dawson

Dana Clow seconded the motion. The motion carried unanimously.

Subdivision

109 Jones Road (Map 8 Lot 11)
D. Kracov Revocable Trust

Robyn Payson read her plan review to introduce the application. (See attached). She said she had received an e-mail from someone who stated that minimum lot size was 5 acres. That is not true. Minimum Lot Size in the Rural Zone is 2 acres with 200 feet of frontage. The lots in this application conform to those criteria.

Dana Clow made a motion to accept the application. Andrew Morris seconded the motion. The motion carried unanimously.

Sam Ingram of Meridian Land Services presented the application and the plans of the subdivision.

The subdivision will divide the property into seven lots. Five of those lots are 2 acres the other two lots are 39.34 acres and 75.34 acres. There are currently no plans to build on these properties.

Chairperson Susanne White asked the Board if they had any questions.

Kim Opperman said that the topography was tough and asked if these were all buildable lots.

Mr. Ingram pointed out the buildable area of the lots. He showed the Board a conceptual plan showing the possible locations of the houses.

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Chairperson Susanne White asked if the wells and septic systems were shown on the plan

Mr. Ingram pointed out the wells and test pits.

Dana Clow asked if Mr. Ingram wanted to comment about why they are drilling wells and not connecting the lots to the municipal water line.

Mr. Ingram said he noted on the first page that it would be either town water or well. That choice would be up to the landowner.

Bryant Wheeler said there was a lack of water pressure with the municipal line.

Susanne White asked about a site walk.

Kim Opperman said that was a good idea.

Dana Clow said the topography was challenging but they have gone out of their way to show that the lots can be built on.

There was discussion about the comments made by the Conservation Commission.

Mr. Ingram said to address one of the comments which was directed at a division between the conservation lands. He pointed out an area that is part of the overall tract is 500 feet of area. They consolidated the lots as much as they could and that is where the complex of wetlands come down to creating a corridor and a natural separation from the lots that will be developed.

Robyn Payson read the comments from the Conservation Commission (see attached)

Chairperson Susanne White asked James McDonough of the Conservation Commission if he had any comments.

James McDonough said the glacial erratic's are an impediment some are 20ft tall and they have communities of vegetation on them. If the person who buys the property moves them it would disrupt them. There was discussion about the beaver dam and flooding that could result from the development. Mr. McDonough discussed the environmental impacts of this development to the property.

Chairperson Susanne White asked about the location of the wildlife corridor

James McDonough said because it is currently undeveloped, it was the whole thing.

Mr. Ingram said there will be erosion control measures taken. He said at that time it can be addressed with driveway culverts and other measures. He said he appreciated the boulders as a feature of the property and didn't think the majority of them would be affected.

Chairperson Susanne White asked Mr. McDonough about the suggestion that there could be three lots instead of five.

Mr. McDonough said when he looked at the five sites he said if the lots were bigger there would be more open space and less disturbance to the corridors.

Mr. Ingram said the five lots meet the minimum standards of the zoning ordinance.

There being no other questions from the Board Chairperson Susanne White opened the public hearing.

Jackie Stetser 308 Bible Hill Road asked where the town water line was. Mr. Ingram pointed it out.

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Richard Head of 238 Jones Road stated he took no part in the Conservation Commission's discussion of this application. He pointed out that lot 111-8 does not have the details that the other lots have. It does not have buildable area, total frontage, test pits a protective well radius. He said he didn't see the level of detail that is required. The application does not list this lot. He asked that this lot not be part of the subdivision and remain merged with Lot 111. He spoke about the expanse of wetlands on the property and the impact of the development. He spoke about the wetland contamination that could come from these lots. There is a lot of development on this property that will affect a much larger area. He asked that Mr. Kracov's representative go back and ask him to consider fewer lots. HE also said there was no application to DES for state threatened and endangered species.

Dana Clow said how can the Planning Board address those concerns should be with the Conservation Commission. It's not within the Board's prevue to take lots that meet every other standard and not within our regulations to demand conforming plans for this purpose even though the things you have spoken about are significant and important but it's not our place to address some of those concerns that you have expressed. It's one thing to go back to the owner and say make three lots instead of five and they will say no.

Richard Head said we don't know that they will say "no".

Dana Clow said we have to work within the framework of those regulations and he wonders beyond the characteristics that he has explained about are beyond the scope of the Board's review.

Andrew Morris said especially for a subdivision.

Richard Head said the rules speak specifically about environmental impacts. It doesn't have it as a listed item but you do have authority over impacts to the environmental quality in the Town. You can only do it on a project by project basis. There are no standards but you can ask questions.

Chairperson Susanne White quoted section 201-3 of the Subdivision Regulations:

Character of land for subdivision. Land of such character that it cannot, in the judgment of the Board, be used for building development purposes because of exceptional danger to health or peril from fire, flood, poor drainage, excessive slope, or other hazardous conditions, or due to damage or negative effect on

- a. Air quality.
- b. Ground or surface water resources.
- c. Wildlife habitat and trails.
- d. Significant natural features or sites.
- e. Significant historic buildings or sites.
- f. Agricultural lands designated by the Soil Conservation Service as prime agricultural land or agricultural land of statewide significance, shall not be platted for residential, commercial, or industrial subdivision.
- g. In order to provide a reasonable and appropriate buildable area for all properties in town, each proposed lot shall have a minimum buildable area which shall be equal to or exceed fifty percent (50%) of the minimum lot area for that district. The buildable area of a lot as defined in these regulations shall be clearly delineated on the plat in addition to the total lot size.

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Andrew Morris said these are things that would be brought up if somebody wanted to build on it. A person could come in and want to buy all of the lots and put a house on it that's going to have a bigger effect than selling the lots individually and have individual houses built. They are here for a subdivision they are not here for building.

There was discussion about subdividing versus building.

Steve Livingston said he considers this one of the most beautiful areas in this town he's hunted and fished it. He said Richard Head is right, this is an area you just don't touch in his opinion it shouldn't be touched.

Matthew Haag of 102 Jones Road said he is directly across the street from this property. He said they bought the property because of the rural character a year ago they bought some property to keep two houses from being built in this area. He spoke of how he valued the property. He spoke of the intermittent stream that they had never seen dry. He spoke about flooding he said the impact is being minimized by the property owner and the engineering firm. He said FEMA is releasing new flood maps within the next few months he urged the Board not to approve something before the new maps are released.

Riche' Colcombe of Jones Road said this past June the culvert washed out and the road was closed for five days, three years ago we had the wash outs again. Her concern is if we put in these subdivided lots and they start bringing fill how are we going to handle the drainage problems that we currently have with all of that open space. Jones Road has been washing out terribly and there has been some new drainage put into the road that has taken away from the scenic character. She believes this subdivision will impact the scenic road even more. She said she was disappointed that the Highway Department didn't submit any comments because they have been dealing with this quite a bit. She said the owner of the property has shared with her the amount of wild life on the property and she is disappointed that he would go through and disrupt it.

Christopher Blevens of 175 Jones Road asked if there had been any consideration about bringing electrical service in.

Mr. Ingram said there hadn't been.

Dan Rutherford of 184 Jones Road read a prepared statement (See attached). After he read his statement he said the Board needed to consider the totality of the project. Building will start once this subdivision is approved. He said about the erratic boulders, he said he has seen mountains crushed into gravel. He asked the Board to please consider the negative impacts of this subdivision that the residents have spoken about today before the Board makes their decision.

Tim Morgan, Realtor of the project who has worked with Meridian through the project spoke about the character of the land. He reviewed the plan and the rationale about the design. He doesn't believe the lots will interfere with the wildlife corridor.

Bryant Wheller asked why they didn't take a section out of lot 8 and subdivide that into five lots. He said he thinks it would have less impact on people.

Mr. Morgan said there is a lot of development potential on the property but they have focused on the large estate lots.

Mr. Ingram said that would include the construction of a road. They aren't proposing any wetland crossings or impacts.

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Mr. Morgan said if you look at the lots there is still a lot of land around them. The proposed houses are modest and not “Mc Mansions.”

Dana Clow said if these lots are as stunning as they say no one is going to be building small ranch houses on them.

Mr. Morgan spoke about the amount of trees that will be left on the roads.

Jackie Stetser said you have no control over the trees once the lots are sold.

Mr. Morgan said unless there is an easement or protective buffer there.

Jackie Stetser said she doesn't see any houses on Deer Lane.

Mr. Ingram said he didn't put any development on that lot due to the size. They didn't have to do a test pit because it was over five acres.

Riche Colcombe said he didn't know where Mr. Morgan came from. She had questions about tree cutting and the fact Mr. Morgan stated that they could have “fluffed up” the design.

Mr. Morgan said he was from 2 Ash Street Hollis NH, said he was the real estate firm that represents David Kracov, not a surveyor when he referenced “fluffing” it or making it look more appealing in larger lots and losing the character of the throughways, it means that we have to make it look larger or more conforming than it already is.

Dana Clow said he wanted to say that the Board has to take into consideration the plan that is before them and the fact that there is other developable lands and other configurations that could come before us a month from now is not something we can take into consideration. Clearly there is a lot more that could happen here at any time in the future. That being said, that's not what's before us.

Abby Rand of Jones Road asked why the 75-acre lot was subdivided if it was not being built on. Why wouldn't he keep it with the house? Is he moving?

Mr. Ingram said he was not going to speak to that

Leigh Bosse of Preston St. said this is getting out of hand. He agreed this is the most pristine area in town. He said he agreed with the comments and the abutters' concerns are valid. In order to follow the purpose clause and follow the rules the Town adopts standards. He said the Conservation Commission agrees that they have met the standards. We saw the influx of people five years ago to this area. In those five years the Conservation Commission and the Planning Board has had ample opportunity to discuss zoning amendments to make the standards stricter. The question is have they met the standards and they have.

Riche Colcombe asked if frontage that is unusable is still considered frontage.

Robyn Payson said it was.

Dana Clow said it was called illusory frontage in other places.

Susanne White closed the public hearing.

Dana Clow asked of the lots on Bible Hill. If they were all developed?

Mr. Ingram said they were.

There was discussion about an application to the Natural Heritage Inventory Notice of Review.

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Richard Head said that was taken over by the Department of Environmental Services.

There was a discussion about a site walk of the five proposed lots.

Following discussion, Dana Clow made a motion for a site walk December 3 at 12:00 pm. Steve Livingston seconded the motion. The motion carried unanimously.

Steve Livingston made a motion to continue the public hearing to December 17. Dana Clow seconded the motion. The motion carried unanimously.

WORK MEETING

Zoning Articles

Robyn Payson reviewed the Zoning Articles with the changes proposed by the Board.

Steve Livingston made a motion to post the Zoning Articles for public hearing. Andrew Morrison seconded the motion. The motion carried unanimously.

2026 Meeting Schedule

Steve Livingston made a motion to approve the 2026 Meeting Schedule. Bryant Wheeler seconded the motion. The motion carried unanimously.

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

Meeting Adjourned 8:00 pm

Respectfully Submitted,
Robyn L. Payson, Planning Director

APPLICATION REVIEW

TO: Planning Board

CASE # 2025-13

DATE: 11/18/25

FROM: Robyn Payson, Planning Director

FOR: Planning Board Meeting 11/19/25

Case Number 2025-13

Home Business

203 Bog Road.

Lila Dawson

Before the Board there is an application for a Home Business that provides Personal Services (hair dresser and lashes)

The applicant has an outbuilding in which she will provide the services. This is low impact and the applicant will not have a sign. There are no changes to the property proposed. The business will be by appointment and there is room for client parking.

The Building Inspector has submitted comments that have been provided to the applicant.

She has applied to the ZBA to allow Personal Services in the Rural Zone. I suggest approval be contingent on the variance being granted.

There are no waivers requested on the application, so it is ready to be accepted for review by the Planning Board.

If there are any questions about this application, please let me know.

APPLICATION REVIEW

TO: Planning Board

CASE # 2025-14

DATE: 11/18/25

FROM: Robyn Payson, Planning Director

FOR: Planning Board Meeting 11/19/25

Case Number 2025-14

Subdivision

109 Jones Road.

D. Kracov Revocable Trust

Before the Board there is an application for a 7 lot Major Subdivision. The Conservation Commission has significant concerns about this application, see the comment sheet included in this e-mail. There was a typo on the notice of hearing. The owner of the property's name was not correct, but this does not invalidate the notice because the location and map and lot of the property are correct.

Jones Road is a Scenic Road however per RSA 231:158 IV "Designation of a road as a scenic road shall not affect the rights of any landowner with respect to work on his own property, except to the extent that trees have been acquired by the municipality as shade or ornamental trees pursuant to RSA 213:139-156 and except that RSA 472:6 limits the removal or alteration of boundary markers including stone walls". That being said, the Board should consider requiring a buffer along the road of the subdivision

The parent lot is 126.54 +/- acres. The lots shall be as follows"

8-111=39.34 acres 8-111-3=2.3 acres 8-114-4=2.14 acres 8-111-5=2.53 acres
8-111-6=2.10 acres 8-1114-7=2.53 acres 8-111-8 = 75.34 acres.

Lot 8-149 (cemetery lot) is not a part of this subdivision, access will be from Deer Lane and to the cemetery via easement across 8-111-8.

There are no plans to build on this subdivision at this time. State Subdivision approval is required as all but two of the lots are under 5 acres.

I suggest the Board do a site walk on this property.

There are no waivers requested on the application, so it is ready to be accepted for review by the Planning Board.

**PLANNING BOARD
TOWN OF HILLSBOROUGH, NH
APPLICATION REVIEW**

TRANSMITTAL

Date: 10/30/25

To: [] Kenny Stafford, Fire Chief [] Chris Parsons, Chief of Police [] Penny Griffin, Water & Sewer Administrator	[] Ernie Butler, Highway Foreman [] Building/Code Enforcer [X] Conservation Commission
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From: Robyn Payson, Planning Director

Applicant: D. Kracov Revocable Trust **Application No.** 2025-14
Location: 109 Jones Road **Map No.** 008 **Lot No.** 111

Re: APPLICATION REQUEST FOR:

- Site Plan Review/Amendment []
- Change of Use/Exemption from Site Plan Review []
- Change of Use/Home Business []
- Subdivision Approval [X]
- Lot Line Adjustment []
- Other [] _____

The Town has received the attached application related to the property noted above, which is scheduled for review by the Hillsborough Planning Board. I ask that you review the application and offer any comments or recommended conditions for consideration by the Board. Your comments/conditions will be shared with the Board in a staff review memorandum. If you have no comments, please indicate below.

Once completed, please return this comment form to me for processing by: **November 14, 2025**
Should you have questions about the proposal that you need answered, please contact me.

Many thanks,

Robyn Payson, Planning Director

[] **No Comments.**

[X] **Comments:**

(Continue on back of page)

The ConComm is concerned for a number of reasons.
The proposed subdivision is contiguous to a lot
of conservation lands, Fox Forest, The Correll land
and the open fields to Beard Brook. These represent
a valuable wildlife corridor and it would be



a terrible thing to break that up with buildings and traffic. The Nolly Jackson Brook is an active beaver area and is prone to flooding because of that. As we saw on Bible Hill Road the dirt sections are prone to runoff and would exacerbate the drainage issues on Bible Hill Rd. The property is also very steep in places and to make ~~house~~^{horse} lots would exacerbate the drainage issues with fill etc. The lots contain many glacial erratics and features that if disturbed would be a loss to the rural character of that portion of Hillsboro. They contain unique biological ecosystems.

[] Recommended Conditions of Approval:

By giving recommended conditions, this does not signify a recommendation to approve or deny the application.

Signature: Sam M

Date: 11/12/2025

Robyn Payson

From: Land Use Secretary
Sent: Wednesday, November 26, 2025 12:27 PM
To: Robyn Payson
Subject: FW: Jones Road

Here is Dan's letter. He had additional hand notes not included here.

Subject: Jones Road

First, if I may, I would like to ask a couple of questions. Is that permissible?

- Is approval of this subdivision a foregone conclusion in the eyes of the board?
- Has this applicant met or exceeded all of the necessary criteria for this subdivision?
- What sorts of objections can be raised that would prevent this subdivision from moving forward?

First, I am not a local. I am not a native. I am a transplant from New Jersey who retired here because of the simpler way of living, because of the peaceful and private nature of The Hillsborough Center and Jones Road area. That said, I find myself in a bit of a quandary, to be honest. I am a staunch believer in freedom. I believe that freedom extends to the use of your property as you deem fit, provided you are not in violation of any law or ordinance. That said, I also believe in trying to live by a code of ethics and I find it quite rich indeed that the gentleman owner of this property, who moved here from California and built a wall of stone around his property to keep out the neighbors would then choose to develop these lots at the edge of his property a move that directly impacts the privacy of the very same neighbors. These lots will not impact him (other than to enrich his coffers and that of his developer, contractors, and lawyers) because they are at the periphery of his land. The people this will impact are his neighbors. The neighbors who enjoy a quiet walk down Jones Road or Bible Hill Road, the neighbors who appreciate a dark sky at night, the neighbors that covet the peaceful quiet, the neighbors that

enjoy the peaceful nature of the tree lined streets. The neighbors who covet the land and the natural habitat that surrounds them.

This development will undoubtedly impact water quality and runoff, This development will negatively impact the fragile ecosystem and wildlife. There will be a serious and quantifiable negative impact on the aesthetics and the “feel” of our neighborhood that will come from increased traffic, light, and noise. The entrance for these homes sits on a dirt road both on Bible Hill and Jones Road. What added burden on the town Highway Department will the additional maintenance required for both Jones and Bible Hill roads? Are we going to continue to develop Hillsborough regardless of the negative impacts just for the sake of development? Essentially, just because he can, does not mean he should, nor does it mean the Town of Hillsborough should just approve this plan without serious consideration of the negative impacts to its residents.

Thank you.

Daniel K Rutherford | IAMI-CMI, LPI
Director, Claims and Risk Management | One80 Marine
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