

**PLANNING BOARD**  
**27 School Street**  
**HILLSBOROUGH, NH**  
**February 04, 2026**

**TIME:** 6:00 p.m. –7:22 p.m.

**DATE APPROVED 2/18/26**

**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:** Bryant Wheeler

**Public:** Richard Head, Chairman, Conservation Commission, Mike Tardiff CNHRPC

**Pledge of Allegiance**

**Call to Order:**

Chairperson Susanne White called the meeting to order at 6:00 PM and called the roll. Cathy Houle was appointed to sit for Bryant Wheeler.

**Minutes**

**1/7/26-**Jim Bailey made a motion to approve the minutes. Andrew Morris seconded the motion. The motion carried unanimously.

**Wetlands Ordinance**

Richard Head, Chairman, Conservation Commission

Richard Head appeared before the Planning Board to discuss whether or not the Board was interested in moving forward with a wetlands ordinance. He spoke about the types, function of wetlands and their importance. Different methods of calculating wetlands and different levels of protection.

Mike Tardiff said Matt Monahan of the Planning Commission would be able to assist Richard Head in drafting an ordinance that is reasonable.

**2026 Projects**

Mike Tardiff CNHRPC

Mike Tardiff reviewed the responses from the Housing Survey. According to the survey people were 2-1 in favor of workforce housing. There was also some support for duplexes, senior housing and tiny homes. There was discussion about taxes and support for commercial development. There was discussion about a gateway zone on Henniker Street. The survey indicated an increase in density, perhaps another gateway zone, perhaps some workforce zoning

February 4, 2026 - Planning Board Meeting Minutes

and highlight what the town has already. At the next meeting, Mike Tardiff will have a draft of the Housing Chapter. For 2026 among the Master Plan updates will be the Land Use chapter.

There was discussion about a fatal accident on Henniker Street and the fact that the state removed the Complete Streets program for Henniker Street was removed from the DOT 10 year plan.

There being no further business Kim Opperman made the motion to adjourn Andrew Morris Wheeler seconded the motion. The motion carried unanimously.

Meeting Adjourned 7:22 pm

Respectfully Submitted,  
Robyn L. Payson, Planning Director