PLANNING BOARD
27 School Street
HILLSBOROUGH, NH
February18, 2026

TIME: 6:00 p.m. –8:45 p.m. **DATE APPROVED 03/04/26**
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

Public: Christine Mailloux, Michelle Dumont, Lana Dumont, Denis Dumont, Mark Murdough, Dennis Yeaton, Avery Bieweiler Franks, Jack Franks, Terry Thomas, Richard Head-Conservation Commission

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 Steve Livingston.

Minutes
2/4/26-Jim Bailey made a motion to approve the minutes. Bryant Wheeler seconded the motion. The motion carried unanimously.

Public Hearing

Subdivision and Site Plan
Harvey Way (Map 11O Lot 152)
Jack Franks/Avanru Development

Robyn Payson introduced the application and said it was sufficiently complete for the Board to begin review. She said she had notified DOT because they were interested in the project and they told her that they were no longer involved because the first portion of the road was accepted by the Town. She also said there was no clarification as to what type of senior housing was proposed. She didn't know if it was independent living, assisted living or a nursing home.

Jim Bailey made a motion to accept the applications for review Andre Morris seconded the motion.

Dana Clow said he had some questions before the application was accepted.

He said on page 4 of the Site Plan application, item number 3 asking if the site plan will require additional off street parking the number of proposed is 72 the number of required off street parking spaces is shown as 0.

Robyn Payson said that comes from the Town not having a requirement for off street parking.

Dana Clow referred to item 5 of the Site Plan application, the applicant said they were working with DOT on the traffic

Dana Clow said on page 5 of the Site Plan application with regard to traffic indicates 380 trips. He asked what the basis is for that number. He said there is no traffic study or back up for that number.

Chad Brannon said he could answer the question, but not until it is a public hearing.

Dana Clow asked about page 1 of the Subdivision application he questioned in the description of the project where it says it is a 14 (12) lot subdivision. He asked for an explanation on that.

Chad Brannon explained the lay out. The original layout was 14 lots, 12 lots are marketable.

Dana Clow said regarding the Subdivision application on page 7 he questioned the additional approvals described as "pending"

There was discussion about what "pending" means and if it is appropriate to describe these approvals as such.

Dana Clow asked Robyn Payson if she thought it was appropriate and she said she thought it was.

Chairperson Susanne White called for a vote on the motion to accept. The motion carried unanimously.

Chad Brannon is representing Avanru Development on these applications. He reviewed phase one of the project. Two multifamily buildings and a lot for a coffee shop. He reviewed "Harvey Farms" which is phase 2 of the project. This project has two applications, subdivision and site plan he reviewed what was submitted originally and what had been amended to replace the hammer head termination with a cul-de-sac. He discussed the elderly housing development as being 62 and older. He described the on-site septic system for this building. He said they will be bringing municipal water up into the project. The residential lots range from about ½ acre in size to just over 2 ½ acres. He talked about the storm water measures being taken on the property. They will have to obtain Alteration of Terrain approval and site plan approval from DES.

Chad Brannon acknowledged the feedback they received from the department heads. He reviewed his responses to those concerns (see attached) He said he received comments from the Water Commission. They did not have time to respond to them in this document but will provide them with separate comments.

Chad Brannon reviewed the rest of the plan that included a lighting plan and landscaping. He went on to address the comment on traffic calculations by saying that the number is based on the "Institute of Traffic Engineer's Manual" there is a calculation to come up with the daily trips which is what that is. He said they met with DOT who said it was their understanding that it was a Town Road so the Town will issue the permits.

Chairperson Susanne White asked if there were any other waivers that they were requesting.

Chad Brannon said they were asking for two waivers.

1 is to allow asphalt curbing throughout the subdivision rather than granite.
2 is to install sidewalks through the subdivision without a four-foot-wide landscape buffer.

These waivers were granted on Phase 1.

Dana Clow wanted to have discussion about granting the waivers. He said he spent time with the road agent who was clear that he had no objection to the hammer head. The Road Agent said the Fire Chief had no objection to the hammer head.

Robyn Payson said that was different than what her conversation was and Dennis Yeaton from the Highway Department was at the meeting to answer questions.

Dana Clow said there are implications with the Water Commissioners about the cul-de-sac. There was discussion about an easement that would allow the extension of the water line to the Town of Hillsborough property to the east. There was discussion about the Water department issues. Dana Clow said this issue was brought up by the Water Commission for the Planning Board hearing.

Chad Brannon said the Water Sewer commission was not willing to negotiate for that easement, so it was off the table.

Chairperson Susanne White suggested a meeting between the Fire Chief, Water, and Avanru to work this out. She said she understands the importance of it, but it is not beneficial at this time without the fire chief's input.

Chad Brannon said they are willing to work with the Water/Sewer Commission on the hammer head and have further discussion with them. He said we are at a standstill without a decision on the waiver. He asked the Board to act on the waiver conditional upon the approval of the fire chief.

There was an extensive discussion about the cul-de-sac turnaround vs hammer head. Following discussion Robyn Payson distributed the original waiver requests so the Board could consider the request.

Jim Bailey said the Road Agent was concerned about the hammer head style was the placement of the driveways. We don't know where the driveways are. He said he could see the implications for snow of the driveways that come out on to the hammer head. It made a lot more sense for a cul-de-sac that is all paved in and easy to maintain. The snow is distributed between all of the lots. By pushing the snow in there is the potential to have to remove that snow it wouldn't just be plowing the snow.

Chad Brannon said they were planning on addressing that concern by depicting where the driveways will go and then granting snow easements on the frontage of the property. He said they would be willing to do the aprons and show where the driveways are going and provide snow easements if they could do the hammer head style.

Original Waiver 1
Kim Opperman made a motion to grant the waiver to allow a hammer head turn around instead of a cul-de-sac as required in the Subdivision Regulations subject to approval by the Fire Chief. Andrew Morris seconded the motion. The motion carried with Jim Bailey voting No.

Waiver 2
To allow asphalt curbing throughout the subdivision rather than granite.

Robyn Payson said that made sense.

Andrew Morris said that would be consistent.

Dana Clow said the Board had had discussions about this recently. Mistakes might have been made in that past and that is no basis for continuing the same mistakes.

Kim Opperman said the costs are prohibitive with granite.

Andrew Morris said it is not a drainage issue

Dana Clow said it is not a drainage issue it is an issue of durability. He suggested granite edging rather than granite curbing, which is a significant difference in cost is much more durable. It is inconsistent with the existing design, but mistakes were made and they should not continue. This is where it makes sense to stick with the town standard except with sloped granite edging. Durability is a concern we should be looking at because this will eventually be a town road.

Chad Brannen said it is a significant cost increase. He said they work in a lot of municipalities that prefer asphalt curbing. It is durable, it's better for emergency vehicles, it's easier to get off the road if there is a need to and it's consistent with what was built in phase 1. This is the second phase of one project. If the Board wants to make a change that is fine just don't make it in the middle of a project.

Chairperson Susanne White asked Dana Clow to explain the difference between granite curbing and granite edging.

Dana Clow said it is standard terminology curbing has standard dimensions, edging is much narrower much shallower it does require it be set in concrete.

Andrew Morris said the first phase was approved with asphalt curbing so they are asking for it to be consistent with the second phase. He said he thinks what Dana is talking about is when we are discussing sidewalks in town the policy we are looking for is that we use granite edging. He said he doesn't think that is set in stone either. He said he thinks we are in one of those situations where we are trying to introduce new policy half way through a project where we need to make those standards and apply them.

Dana Clow said the standard is in the regulation. He said the request was reasonable but there have been these conversations recently and it has come up.

Jim Bailey said he agrees with Dana Clow. Down the road the granite edging is going to hold up much better. He is just looking at the future and trying to repair the asphalt instead of granite which is much more durable. He said there is a standard in our regulations, and we should stick to our standards.

Dana Clow said to bear in mind that this is going to be a town road, and we are going to have to maintain it.

Andrew Morris made a motion to grant the waiver. Cathy Houle seconded the motion.

Andrew Morris, Cathy Houle and Kim Opperman voted in favor, Jim Bailey, Bryant Wheeler, Susanne White and Dana Clow voted against. The motion failed and the waiver was not granted.

Waiver 3
To install sidewalks through the subdivision without a four-foot-wide landscape buffer.

There is no buffer on the existing sidewalk.

Chad Brannon said they would like to carry that design forward. This would be consistent with the project and also in consideration of sensitive areas that the Conservation Commission mentioned.

Dana Clow asked where they were going to put mailboxes or are you planning on a central mailbox drop?

Chad Brannon said often how we address that is at the driveway entrances the sidewalk would flare in and you would have an area for a mailbox. The larger area has a central mailbox.

There was discussion about the location of mailboxes and sidewalks.

Andrew Morris asked if they can agree that the grass between the road and the sidewalk isn't necessary.

Andrew Morris made a motion to grant the waiver. Kim Opperman seconded the motion. The motion carried unanimously and the waiver was granted.

There was discussion about the soils and the test pit data that has not yet been submitted.

Chairperson Susanne White asked about the buildable areas. She said she noticed that the setbacks were shown and the amount of square footage of buildable area was shown but the building envelope was not shown on the plan.

Chad Brannon said the buildable area is the area within the setbacks. He said he will highlight the plan where the calculation would be.

There was discussion about buildable area, and test pits.

Chairperson Susanne White had questions about the septic on the Senior Housing. She asked about the detention basin.

Chad Brannon said it was a dry detention basin. He described the septic system.

Chairperson Susanne White asked what would happen if there was a power outage.

Jack Franks said it was a backup generator for the septic system.

Chairperson Susanne White asked if there was a generator for the elderly housing.

Jack Franks said there was not but it was something they would look in to.

There was discussion about the septic system for the elderly housing.

Chairperson Susanne White asked Conservation Commission Chairman Richard Head if he had any comments.

Richard Head said he appreciated the showing the buildable area and the dark skies lighting. He spoke about stormwater management and pointed out wetlands that were of concern. He pointed out that there was no analysis that addresses driveways and impervious surfaces.

Chad Brannon said they are capturing the run off they are offsetting the improvements. He said they account for the driveways and the homes. He said that information has to be in there.

There was discussion about the buildable area.

There was discussion about the conditions being proposed by the Conservation Commission.

Chairperson Susanne White asked about parking for the elderly housing. She agreed with Robyn Payson's suggestion that there be 80 spaces to allow for visitors.

Chad Brannon said they would look at it and add additional parking.

There was discussion about the parking.
Jack Franks said that the elderly housing is not an assisted living facility. This is standard senior housing 62 and over considered an active adult community. It's an affordable senior housing project.

There was discussion about parking at the elderly housing.

Chairperson Susanne White opened the public hearing.

Mark Murdough said he lives on Bible Hill and was concerned about the traffic on Harvey Way resulting from this development. He asked if Harvey Way was going to be upgraded.

Dana Clow said Highway's comments addressed that by wanting improvements including an overlay of pavement on Harvey Way. He said this has impacts on Harvey Way and Bible Hill.

Jack Franks said there was no way that could happen. The expense is a deal killer. If they expect him to pave a road the town already owns is a deal killer. This is an affordable senior housing project and there is no way the housing authority or HUD is ever going to agree to that. We'll pave to it and take care up to the place to it. There is not a lot of traffic coming off of it.

Chairperson Susanne White asked Dennis Yeaton if he wanted to respond to that.

Dennis Yeaton said it was his understanding that Harvey Way would be used as a construction access road. So not just the residents living there would be using that road. That's why they asked that it be bonded or overlaid to take care of any potential damage.

Chad Brannon said there is no intent to use Harvey Farm Road for any kind of primary access to the project. The goal was to eliminate a dead-end road based on early planning discussions and provide connectivity between the new town road and the adjacent town road. Certainly, some people would use it out of convenience from a traffic standpoint, but you are going to the same highway from slightly different locations with the same traffic at the bottom. From their perspective, cost matters in these projects. There are other considerations people could make. Harvey Way could be gated. We're trying to present a good plan but if there is going to be implications for additional off-site costs. The project is already taking the burden from the new road to Harvey Way. The margins are thin for affordable housing projects and we have to be mindful of that. If there are any other ways that we can work together or if there was a misunderstanding? Harvey Way was never intended for construction vehicles. He said they will work with the Highway Department on solutions.

Chairperson Susanne White asked on 152-5, where do you see the entrance to that lot.

Chad Brannon said it would be off the turnaround.

Chairperson said there were two roads on there that were "Wood's Road" and a road to a shed but there is no easement there. Is that something that needs to be addressed at some point?

Chad Brannon said we can discuss that he said he thinks there is an encroachment there. He said he is not sure if that has been discussed or resolved.

Andrew Morris said it looks like it wasn't a recorded easement. It's just something someone has been using over the years.

Chad Brannon said that is the assumption.

Jack Franks said from a bonding perspective, after the town has taken this road over when we build phase 2 which we are planning on starting this spring, this whole area will be bonded. That was the agreement we had with Ernie and his team. If and when they get to the point where they are going to build the infrastructure out, this road will be bonded again. So if there is any damage at that point it will be covered. Both of these projects will be bonded for the town roads that have been accepted.

Michelle Dumont said she has some information about Harvey way. She said there are currently 8 houses, so it is very limited traffic. You've got the housing that is already there that if they want to run down to Irving, they are going to take the alternative, shortest route which would be to go down Harvey Way and come down around. So you could be talking additional traffic, you know late night type thing. Once people in town realize that is no longer a dead end if the light at Shaw's is backed up when Sylvania is getting out they're going to take that alternate route to go around the traffic light. It is going to be a lot more traffic than the road can withstand unless improvements are made. She said she understands rescue need alternative access but to her a gated road with transponders for the emergency equipment seems like a much better alternative.

Dana Clow said Harvey Way is a public way and this proposed street is intended to become a public way. Having a gated facility on a public way is problematic.

There being no other comment, Chairperson Susanne White closed the public hearing.

Chairperson Susanne White said she had one other question about the need for a traffic study or third-party review.

Following discussion Chairperson Susanne White made a motion for peer review. Jim Bailey seconded the motion. Chairperson Susanne White, Jim Bailey and Dana Clow voted yes. Andrew Morris, Cathy Houle, Kim Opperman Bryant Wheeler voted no. The motion was not carried and there will be no peer review.

Susanne White made a motion to continue the hearing to March 4 at 6:00 pm. Kim Opperman seconded the motion. The motion carried unanimously.

There being no further business Jim Bailey made the motion to adjourn Chairperson Susanne White seconded the motion.

Meeting Adjourned 8:45 pm

Respectfully Submitted,
Robyn L. Payson, Planning Director

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February 16, 2026

Robyn Payson, Planning Director
Town of Hillsborough
27 School Street
Hillsborough, NH 03244

RE: Avanru Development Group, LLC – Harvey Farms
Map 110 Lot 152
(Response Letter to Staff Review Comments)

Dear Ms. Payson,

We have received review comments from a number of departments and have prepared the following response letter outlining how each comment was addressed. Comments from the checklist are noted below and our responses are in italics and blue.

Conservation Commission-
The conservation commission has concerns about the:

1. Lack of identified "buildable area" on the plan set.
Each proposed lot block has been updated with "buildable area". Each lot has a minimum of 10,000 square feet of buildable area as defined in the zoning ordinance.

2. Lack of stormwater analysis.
A stormwater management report was submitted in the original application. The project will also require a NHDES Alteration of Terrain Permit which will review proposed stormwater design.

3. Seasonal water and wetlands along eastern boundary that ties into wetlands that flow to Main Street.
The proposed roadway will be curbed so that runoff from the road will be treated prior to discharge downstream. The drainage design and erosion control measures proposed will prevent untreated runoff from entering wetlands downstream.

Recommended condition of approval:
No wetland impacts associated with lot development.
The lots are sized such that no wetland impacts will be required for lot development.

Building Inspector -

Plans do not show a sewer line to the existing connection at Hillsboro Heights or septic system areas for single family homes. State approval would be required prior to subdivision approval. The septic field shown for the elderly complex scales to 40' from edge of delineated wetlands. That should be 75' minimum.

The project does not propose to tie into the existing sewer; septic systems will service each lot. Test pits have been provided for each lot and we request state subdivision approval be provided as a condition of approval. The proposed septic for elderly hosing is greater than 50' from the poorly drained soils and greater than 75' from any very poorly drained soils.

Fire Department -

Hydrant Locations-

The project proposes 2 additional fire hydrants. The first at the intersection of the proposed road and Harvey Way and the second at the end of the proposed cul-de-sac.

Water & Sewer Commission -

No application has been received for this project yet. Upon receipt of a complete application a full technical review will be conducted to ensure compliance with all water design and construction standards. However, we would like to submit the following comments:

1. We request the following easement be added to the plan – a 40-foot temporary construction easement / 20 ft permanent easement to the town of Hillsborough for the future installation of a water main. The are identified for this easement is from the northern terminus of the proposed street northerly along the line between proposed lots 152-7 and 152-8 to the south side of the existing utility easement then running easterly by the southside of the utility easement to the land of the town of Hillsborough.
   We have received the water and sewer commissions comments on February 17th and will respond under a separate application. We request that the water and sewer commission signoff be provided as a condition of approval.

2. We request all water mains installed as part of this project be 8" ductile iron.
   We have received the water and sewer commissions comments on February 17th and will respond under a separate application. We request that the water and sewer commission signoff be provided as a condition of approval.

Planning Department -

1. None of the lots that will be on septic systems have test pits shown as required in 201-5,18. This includes lot 110-152-1 which will have a septic system for the entire senior housing complex.
   We have completed test pits on all lots and have included data on the revised subdivision plans.

2. The septic system for the senior housing appears to be encroaching on wetlands. There is a required 75 ft setback for a septic system from wetlands. If DES has somehow given you a waiver to that setback we need to have it in writing. If any of these lots will have wells the 75ft

radii needs to be shown on the plan.
The setback from wetlands per DES regulations is 50 feet to poorly drained wetlands which is what the adjacent wetland is. The setback is 75 feet to very poorly drained wetlands which is further away. Any approval would be conditioned on securing the state permit and we are not seeking relief. The utility plan shows the waterline being extended to service all lots so there will be no on-site wells.

3. I have concerns about some of the waivers you have requested. I am personally not in favor of Hammer Head turn arounds. I feel they are more demanding to navigate than a cul-de-sac. I am thinking specifically about fire, police, ambulances being lined up in the area without a design that aids in leaving the site. I am looking forward to the Road Agent's comments on that. I am also uncomfortable with reducing the center-line curve radius from 250ft to 150 ft. Again, my concern is public safety and the ability of emergency vehicles to easily come and go.
The end of the proposed road has been revised to a paved cul-de-sac style turnaround per the subdivision regulations. The centerline radii have been revised to a minimum of 250'. These features are depicted on the submitted subdivision plans. We intend to rescind these two waiver requests due to feedback from staff reviews.

4. Snow storage is another area of concern. It appears that snow may end up blocking driveways of lots 152-5-152-7 if there is a heavy snow season like this year. The highway department will have to remove the snow rather than just plow it.
The revised cul-de-sac road provides a much larger area for snow storage and is not an issue in blocking driveways with the revised road layout.

We trust that this letter in conjunction with the revised plans and attachments address your comments and concerns regarding this application. If you have questions, please don't hesitate to call.

Sincerely,
Fieldstone Land Consultants, PLLC

Charlie Ritchie

Chuck L. Ritchie
Project Engineer