

**PLANNING BOARD**  
**27 School Street**  
**HILLSBOROUGH, NH**  
**May 6, 2026**

**TIME:** 6:00 p.m. –6:30 p.m.

**DATE APPROVED 5/20/2026**

**CHAIRPERSON:** Chairperson Susanne White

**VICE CHAIRPERSON:** Dana Clow,

**MEMBERS:** Andrew Morris, Steve Livingston, Cathy Houle, Kim Opperman

**EX-OFFICIO:** James Bailey III

**PLANNING DIRECTOR:** Robyn Payson

**ALTERNATES**

**Excused:** Kim Opperman

**Public:** Craig Wright, Brann Randle, Hunter Payeur, Paul Mooney, Jack and Mary Bronnenberg, Jennifer Schamel

**Pledge of Allegiance**

**Call to Order:**

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

**Minutes**

**4/15/26-**Andrew Morris made a motion to approve the minutes. Steve Livingston seconded the motion. The motion carried unanimously.

**Appointment of Alternate**

Jennifer Schamel sent in a letter of interest to be an alternate on the Planning Board. Dana Clow made a motion to appoint Jennifer Schamel as an alternate. Cathy Houle seconded the motion. The motion carried unanimously.

**Conceptual Review**

**Subdivision**

600 Cooledge Road (Map 1 Lot 56)

Hunter Payeur

Hunter Payeur presented to the Board a concept plan for a two-lot subdivision on behalf of Bronnenberg's.

The proposal is to subdivide the house lot out of the 137 acres.

The proposed lot will have a minimal encroachment into the floodplain.

Mr. Payeur showed the Board a previous survey with more information. Robyn Payson asked if he could submit that plan with the application.

Following discussion Mr. Payeur said the application will be forthcoming.

### **Public Hearing**

#### **Site Plan Amendment**

467 West Main Street (Map 11F Lot 20)

Tractor Supply

Bren Randall of Tractor Supply presented the application for the addition of a bulk feed storage overflow room inside the existing fenced inside lot and a one-way drive through lane used for customer pick up. He also introduced Craig Wright of Onyx Creative, who is the architect.

Steve Livingston made a motion to accept the application. Andrew Morris seconded the motion. The motion carried unanimously.

Dana Clow asked if there is any change in circulation on the property.

Mr. Randall said there was not.

Dana Clow asked if there would be any additional paving.

Mr. Randall said there was no additional pavement.

Andrew Morris asked if there would be expanded outside storage.

Mr. Wright said the expansion creates more room for inside storage.

Chairperson Susanne White opened the public hearing. There being no questions or comments she closed the public hearing.

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

Andrew Morris asked when construction would begin.

Mr. Randall said they would begin in July, and it would take about eight weeks. The store will stay open during construction.

Steve Livingston made a motion to approve the application for a Site Plan Amendment submitted by Charisse Mathis of Bureau Veritas at the property located at 467 West Main Street (Maps 11F Lot 20). The application dated 4/02/26 is for the addition of a bulk feed storage overflow room inside the existing fenced inside lot and a one-way drive through lane used for customer pick up. The application is granted with the following conditions and in accordance the Site Plan entitled "Tractor Supply Co Combo Project 467 West Main St Hillsborough, NH 03244" revised 2-25-26 and 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 467 West Main Street
2. The owner of record is CPI Fund Manager LLC
3. The company is Tractor Supply
4. The application meets the criteria of Site Plan Regulation section 185-6.1 Site Plan Modification have been met.

Dana Clow seconded the motion. The motion carried unanimously.

**Other Business**

Robyn Payson announced that the sidewalk project will begin construction this month. The project should be completed by November.

Chairperson Susanne White called on Paul Mooney who was invited to observe and perhaps become an alternate.

Robyn Payson announced that the Town had received the Housing Champion award on April 22<sup>nd</sup> for being a town supportive of workforce housing and residential development.

Robyn Payson announced that she had received a response from Saxon Partners (the largest property owner in the TIF district) and they said they were interested in working with the town. This was in response to a letter they received regarding the upcoming meeting on the TIF scheduled for May 7<sup>th</sup>. They were not able to attend but they were interested in more information.

There being no further business Dana Clow made the motion to adjourn Steve Livingston seconded the motion.

Meeting Adjourned 6:30 pm

Respectfully Submitted,  
Robyn L. Payson, Planning Director