

**PLANNING BOARD
27 School Street
HILLSBOROUGH, NH
May 20, 2026**

TIME: 6:00 p.m. –7:15 p.m.

DATE APPROVED 6/3/26

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 Jennifer Schamel

Excused: Jim Bailey, Andrew Morris

Public: None

Guest: Mike Tsrdiff-Central NH Regional Planning Commission

Pledge of Allegiance

Call to Order:

Chairperson Susanne White called the meeting to order at 6:00 PM and called the roll. Jennifer Schamel was appointed in place of Andrew Morris

Minutes

5/06/26-Steve Livingston made a motion to approve the minutes. Cathy Houle seconded the motion. The motion carried unanimously.

Appointment of Alternate

Lucy Pivonla applied to be an alternate on the Planning Board. Following a brief discussion Dana Clow made a motion to appoint Lucy Pivonka as an alternate. Cathy Houle seconded the motion. The motion carried unanimously.

Work Meeting

Land Use Chapter

Mike Tardiff

Mike Tardiff gave an overview of the Land Use Chapter and discussed with the Board improvements for Henniker Street which was dropped from the DOT 10 Year Plan. There is legislation to add projects back, and Henniker Street may be added back into the 10-year plan.

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Mike Tardiff reviewed the land use map from the 2018 Master Plan. He said over the next couple of meetings the Board can review the objectives in the 2018 Land Use Chapter. There will be a review of uses allowed in the Rural Zone.

Mike Tardiff listed some of the topics that will be addressed in this chapter.

- Henniker Street
- Protecting our rural areas and thinking about the uses.
- Thinking more about Loon Pond and protecting the Town's water source.
- How can we promote downtown?
- Addressing parking in the downtown.

Right now they are updating the existing Land Use Chapter from 2015, making sure they have all of the updated conservation land since the last Master Plan, and start building a map and build content around that.

The goal for the fall is to have the public hearing for the Housing and Land Use chapters.

Site Plan Regulations

Robyn Payson reviewed with the Board the Site Plan Regulations. Changes were discussed and Robyn will review them and send them off to Town Counsel for review and then a public hearing for the changes will be scheduled.

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

Meeting Adjourned 7:15 pm

Respectfully Submitted,
Robyn L. Payson, Planning Director