

**PLANNING BOARD
27 School Street
HILLSBOROUGH, NH
June 3, 2026**

TIME: 6:00 p.m. –7:20 p.m.

DATE APPROVED 6/17/26

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, Lucy Pivonka

Excused: Kim Opperman

Public: Tim Morgan, Sam Ingram,

Guest: Mike Tardiff-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 Kim Opperman

Minutes

5/20/26-Andrew Morris made a motion to approve the minutes. Steve Livingston seconded the motion. The motion carried unanimously.

Conceptual Review

109 Jones Road

Samuel Ingram of Meridian Land Services

Sam Ingram presented a Cluster Development on Map 8 Lot 111-8 on Jones Road off of Deer Lane. The lot is 75 acres. He is seeking input from the Board. He said there is the potential of 21.8 units. If they meet the zoning criteria with a 20% density bonus, they will be able to have approximately 26 units. He presented his preliminary plan. There is a significant amount of the lot available for conservation. The conceptual plan shows 9 lots intended for potential duplexes which would make 18 units rather than the 26 unit maximum.

Chairperson Susanne White asked if this was phase 1 or would the rest of the land go into conservation.

Sam Ingram said the remainder of the land would go into conservation.

Dana Clow asked if they had done an analysis of resource areas steep slopes etc.

Sam Ingram said they had and came up with 43 acres of open space.

Dana Clow asked what improvements were being considered for Deer Lane.

Sam Ingram said that was why he is here. This is the very beginning of the process. If there are to be improvements to Deer Lane the number of lots will have to go up depending on how much money has to go into Deer Lane.

Andrew Morris asked what Deer Lane was considered.

Sam Ingram said it is a gravel class V town-maintained road. He is looking to find out if the Town and the Board are going to find it adequate for what they are proposing.

Dana Clow said an 18' road would be difficult with 18 units. He said he would have difficulty supporting a less than 20' subdivision road.

Robyn Payson asked if they were extending Deer Lane?

Sam Ingram said they were expanding it into the cul-de-sac.

Robyn Payson said if there was going to be anything impacting the town road, there would need to be conversations with the Selectmen.

There was further discussion about traffic load on the road.

Tim Morgan said they had spoken with the Conservation Commission about this project. The Conservation Commission does not have the funds to acquire the property. He also reached out to state conservation funding, and they are not interested in property under 100 acres. He said these lots are going to be sold to the public so some of them may be single family homes and some duplex.

Sam Ingram indicated where the open space would be which is significantly over what is required.

There was discussion about whether the conservation land would go to the Homeowner's Association or be managed by the Town. There was discussion about public access.

Dana Clow asked if there could be access to this property via Beard Road.

Sam Ingram said anything is possible but with the floodplain and wetlands it would be highly unlikely.

Robyn Payson asked how much of the open space would be useable as opposed to wetlands.

Sam Ingram said there is a significant amount of upland in the open space area.

Dana Clow said when the application is submitted, full topography and wetland delineation should be shown.

Chairperson Susanne White asked about the public having access to the cemetery.

Andrew Morris said this land is going to be supported by the owners of the new dwellings. So he doesn't know that it is a good idea to promote public access to that property.

There was discussion about Town Water access being on the lots.

Work Meeting

Land Use Chapter

Mike Tardiff was talking about the Henniker Street project which was added back into the 10 year plan. He Henniker Street project, it does not go all the way up to the bypass. It goes 2200 linear feet. The estimated cost 10 years out is four million dollars. It's an 80% 20% match. This would run from School Street out to Norton Drive. As part of the Land Use Chapter, we have to be talking about this and the local funding side. A TIF could play in to that and maybe there is something with the Capital Reserve over 10 years to pick up some of that match as well.

There was discussion about the future of Henniker Street. A complete streets project. It addresses pedestrian concerns, reconstruction of the road and utilities.

Mike Tardiff reviewed the map of Henniker Street showing a proposed TIF District/Gateway Zone.

There was discussion about architectural standards in the Gateway Zone. It could increase costs but there are density bonuses that could be applied.

There was further discussion about the development of a Gateway Zone on Henniker Street.

There being no further business Dana Clow made the motion to adjourn Cathy Houle seconded the motion.

Meeting Adjourned 7:20 pm

Respectfully Submitted,
Robyn L. Payson, Planning Director