

**PLANNING BOARD
27 School Street
HILLSBOROUGH, NH
June 17, 2026**

TIME: 6:00 p.m. –7:20 p.m.

DATE APPROVED 7/15/26

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, Robyn Payson, Susanne White

Public: John Wichert. Daphne Wells, Gail Eaton, Jammie Rilay, Cindy Clow

Pledge of Allegiance

Call to Order:

Vice Chairman Dana Clow called the meeting to order at 6:06 PM and called the roll. Jennifer Schamel was appointed in place of Kim Opperman

Minutes

6/3/26-Steve Livingston made a motion to approve the minutes. Jim Bailey seconded the motion. The motion carried unanimously.

Lot Line Adjustment

83 Henniker Street

Samuel Ingram of Meridian Land Services (Map 24 Lot 97, 115 and 117)

Hendo Properties

John Wichert presented the application for a lot line adjustment on Henniker Street. Lots 97, 115 and 117 want to transfer from 24,500sq ft .

Lots 117 and 97 are currently occupied by the Nook Diner. There is an encroachment they want to correct so the diner is all on one property.

There are four waivers requested, they are for test pits, soil maps, wetlands boundaries and wetlands scientific certification.

Following discussion Steve Livingston made a motion to grant the waiver requests. Andrew Morris seconded the motion. The motion carried unanimously.

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

Dana Clow opened up the public hearing.

One person asked if they were looking to build.

Mr. Wichert said no, this is for restaurant use only. There will be no houses to be built and no parking for events.'

Jennifer Schamel asked what part is zoned commercial?

Mr. Wichert said the zoning will not change.

Dana Clow said the plan indicates the intent to combine 2 parcels.

Mr. Wichert said there is no plan to make any improvements. The division would be in the future. Any expansion would require coming back to the Planning Board.

Jennifer Schamel asked if they had a timeline.

Mr. Wichert said yes.

Dana Clow closed the public hearing.

Following discussion Steve Livingston made a motion to approve the application. Andrew Morris seconded the motion. The motion carried unanimously.

Deer Lane

There was discussion about Deer Lane which is a Town Maintained class V road that is 18ft wide and gravel.

Dana Clow said Town Counsel didn't say much. There were more questions for Town Counsel. (Set up a Non Meeting?)

Steve Livingston asked if the road should be paved.

Andrew Morris said if the town designates it a class V road it is unlawful to impose that.

There was further discussion about the effect this road will have on Bible Hill. Should there be a traffic study, what happens in the future if this goes through.

There was further discussion about other town roads.

There being no further business Steve Livingston made the motion to adjourn Andrew Morris seconded the motion.

June 17, 2026 - Planning Board Meeting Minutes

Meeting Adjourned 7:06 pm

Respectfully Submitted,
Robyn L. Payson, Planning Director