

**PLANNING BOARD
27 School Street
HILLSBOROUGH, NH
July 15, 2026**

TIME: 6:06 p.m. –7:10 p.m.

DATE APPROVED 8/5/26

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: Susanne White, Lucy Pivonka,

Public: Mark Turekwitz, Patty Sweeney, Jack and Mary Bronnenberg, Hunter Payeur, Richard Head-Conservation Commission.

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 until he arrived at the meeting at approximately 6:10.

Minutes

6/17/26-Steve Livingston made a motion to approve the minutes. Andrew Morris seconded the motion. There were three amendments made to the minutes under the Deer Lane discussion. One was moving a line of text to the top of the paragraph that pertained to needing more information from Town Counsel, another was deleting a line of text from Dana Clow's comment, and the last one was to add a line of text about "other roads being discussed" The motion carried and the minutes were approved with amendments. Kim Opperman abstained.

Public Hearing

Subdivision

600 Coolidge Road (Map 1 Lot 56)
Hunter Payeur for Mary F. Bronnenberg.

Robyn Payson said the application would be complete if the Board approved the waiver requests. The waivers were to

1. Waive provisions 6 and 14 only show the newly created lot 56-1 as the remainder lot 56 is not changing and too large to show on the map.

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2. Waive provisions 18, 19, 20, 21, 22, 23, 24, 26, 28 as no development is planned on the remainder lot, there is an existing house, shop, septic and well on new lot on upland greater than 1 acre.

Following discussion, Steve Livingston made a motion to grant the waivers. Cathy Houle seconded the motion. The motion carried unanimously;

Steve Livingston made a motion to accept the application as complete. Jim Bailey seconded the motion. The motion carried unanimously.

Hunter Payeur presented the application to Subdivide 5 acres around the house and shop from the remainder of the property. The parent lot will be 132.4 +/- acres.

The Board discussed the subdivision and what would be located on the 5-acre parcel.

Dana Clow opened the public hearing. There being no questions or comments he closed the public hearing.

There being no further questions from the Board Steve Livingston made a motion to approve the application for a two-lot Subdivision on the property owned by Mary F. Bronnenberg Trustee located at 600 Cooledge Road (Map 1 Lot 56). The application dated 6/24/26 divides lot 56 (137.4 acres) into two parcels. One parcel is five acres for the house and shop leaving the other parcel to be 132.4 acres according to the plan entitled Subdivision Property of Mary F. Bronnenberg Revocable Trust Cooledge Rd. Hillsborough Dated June 10, 2026 is granted with the following conditions and in accordance with 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 600 Cooledge Road
2. The application is for a two-lot subdivision.
3. The owner of record is Mary F. Bronnenberg Trustee
4. The application was presented by Hunter D. Payeur of New England Forestry Consultants Inc.
5. The property is located in the Rural Zone.
6. The Planning Board granted the waivers requested by the applicant

Jim Bailey seconded the motion. The motion carried unanimously.

Change of Use

315 West Main Street (Map 11K Lot 083)
VIP Tires and Service

Robyn Payson said the application is complete. There were no waivers requested.

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Steve Livingston made a motion to accept the application. Cathy Houle seconded the motion. The motion carried unanimously.

Mark Turkewitz presented the application to convert the former Rite Aid building into a VIP Tires and Service Center. There will be a service door at the rear of the building and 9 service bays.

There was discussion about there being floor drains in the service section of the building and Mr. Turkewitz said there would not be any. Any automotive waste would be collected and taken away.

They will be painting and landscaping on the site. There will also be an EV charging station on site.

Dana Clow said that they would need to go to Water/Sewer for a Change of Use.

Robyn Payson shared the Dept Head review comments. The Fire Chief asked for a set of drawings.

There being no other questions or comments from the Board, Dana Clow opened the public hearing.

Richard Head of the Conservation Commission asked that there being a condition of approval that stated there would be no impact to the wetlands on the site.

There being no other discussion, Dana Clow closed the public hearing.

Steve Livingston made a motion to approve the application for a Change of Use from a Pharmacy to a VIP Tires and Services establishment owned by Hillsborough Haven located at 315 West Main Street (Map 11K Lot 83). The application is dated 6/23/26 and is according to the plan entitled Standard boundary Survey Performed for VIP Inc. 24 Harriman Drive, Auburn ME 04210, record owner Hillsborough Haven 178 Dix Avenue, Glens Falls, NY 12801 Dated May 13, 2026 is granted with the following conditions and in accordance with the findings of fact.

Conditions of Approval

1. Compliance with all local, state, and federal laws and regulations.
2. Submission of a Change of Use application to the Hillsborough Water/Sewer Department.
3. Application to the New Hampshire Department of Transportation for a Driveway Permit.
4. Submission of one set of plan drawings to the Fire Department.
5. There will be no impact to the wetland mitigation project.

Findings of Fact

1. The property is located at 315 West Main Street
2. The application is for a Change of Use from a Pharmacy to an Automotive Service and Retail use.

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3. The owner of record is Hillsborough West Main LLC.
4. The application was presented by Mark Turkewitz
5. The property is located in the Commercial Zone.

Jim Bailey seconded the motion. The motion carried unanimously.

Work Session

Land Use Chapter Master Plan

Mike Tardiff CNHRPC

Mike Tardiff presented the Land Use map to the Board. It is showing the Conservation land. Mike asked Richard Head if there were any additional conservation parcels. Richard Head said he would forward his information.

Mike Tardiff said they were also looking at the amount of land coming out of Current Use.

Mike Tardiff let the Board know that the funding for the 10 year plan was vetoed by the governor so the funding that would go toward improvements to Henniker Street is gone. It appears the reason for the veto was the proposed increase in tolls.

Mike Tardiff said the Board should take a look at the uses allowed in the Rural Zone and decide if regulations by Conditional Use Permit. He said his staff would work on developing standards for those uses.

There was discussion about enforcement of Conditions of Approval.

Short Term Rental

There was a discussion about the regulation of Short-Term Rentals. The Emerald Lake Commission is very concerned about them.

Kim Opperman asked Mike Tardiff what they know about regulating it.

Mike Tardiff will work with Robyn on trying to get together an ordinance. They will be researching the defensibility of Short-Term Rental Ordinances.

There being no further business Steve Livingston made the motion to adjourn Kim Opperman seconded the motion.

Meeting Adjourned 7:10 pm

Respectfully Submitted,
Robyn L. Payson, Planning Director