

**PLANNING BOARD
27 School Street
HILLSBOROUGH, NH
August 19, 2026**

TIME: 6:00 p.m. –6:55 p.m.

DATE APPROVED 9/2/2026

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 Jennifer Schamel, Lucy Pivonka

Excused: Jennifer Schamel, Lucy Pivonka, Robyn Payson

Public: Richard Head, Rebecca Packard, Peter D. Mellen, Gary Magzy, John Segedy.

Pledge of Allegiance

Call to Order:

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

Minutes

8/05/26-Dana Clow made a motion to approve the minutes. Andrew Morris seconded the motion. The motion carried unanimously.

Public Hearing

Lot Line Adjustment

485 and 491 Bog Road (Map 6 Lots 44-2 and 44-3)

Christopher B. and Siobhan Ellis and Corey J. Steele Agent

The application will be deemed complete pending the acceptance of the waiver letter (see attached)

Kim Opperman made a motion to approve the waivers Steve Livingston seconded the motion. The motion carried unanimously.

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

Peter Mellen presented the application for a lot line adjustment with no change in lot area on either property. The change is to allow the adjustment of setbacks.

Chairperson Susanne White asked if there were any questions from the Board. The Board had no questions.

Chairperson Susanne White opened the public hearing. There being no comment she closed the public hearing.

Steve Lvingston made a motion to a motion to approve the application for a Lot Line Adjustment located at 485 and 491 Bog Road (Map 6 Lots 44-2 and 44-3). The application is dated 7/28/26 and is according to the plan entitled Plan for Annexation Hillsborough NH Dated July 7, 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 485 and 491 Bog Road
2. The application is for a Lot Line Adjustment.
3. The owners of record are Christopher B & Siobhan Ellis and Beowulf Consulting Services LLC.
4. The application was presented by Peter Mellen.
5. The property is located in the Rural Zone.

Jim Bailey seconded the motion. The motion carried unanimously.

Work Meeting

Richard Head presented his latest version of the Wetland's Ordinance. There was discussion about Conditional Use Permits, wetland buffers and the addition of definitions. Following discussion, the subject was continued to the next meeting.

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

Meeting Adjourned 6:55 pm

Respectfully Submitted,
Robyn L. Payson, Planning Director