

**PLANNING BOARD
27 School Street
HILLSBOROUGH, NH
August 5, 2026**

TIME: 6:00 p.m. –8:35 p.m.

DATE APPROVED 8/19/26

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: Steve Livingston, Cathy Houle, Lucy Pivonka,

Public: Patty Sweeney, Amy Cote, John Segedy, Abe Borey, John Gater, Greg Wood, Michelle Sousa, Tucker McCarthy, David Fullerton, Richard Head, Mark Roarick..

Pledge of Allegiance

Call to Order:

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

Minutes

7/15/26-Andrew Morris made a motion to approve the minutes. Jim Bailey seconded the motion. The motion carried with Susanne White abstaining.

Concept Plan

73 School Street (Map 12 Lot 35)
McCarthy Construction

Mr. McCarthy presented the concept plan for a three-lot subdivision. One lot will be for the existing house the second lot will be a single-family housing lot along Summer Street. The third lot will be for a proposed development for two multifamily residential buildings. He is proposing two 24unit building being 48 housing units.

The lot is serviced by municipal water and the lot is approximately 13.37 acres. The conceptual plan was based on GIS mapping, with physical field data provided by a wetland scientist. The project is very much at the conceptual stage, and the applicant is looking for feedback.

Multifamily residential development in the Village Residential Zone requires a Special Exception from the Zoning Board of Adjustment. They would go for that approval before coming back to the Planning Board.

Dana Clow asked about the tiny dumpster and said they would need something more substantial.

Susanne Whiter asked if Mr. Mc Carthy had spoken with police and fire yet.

Mr. McCarthy said he hadn't.

There was discussion about the substantial amount of wetlands on the property.

Dana Clow asked about stormwater management and parking.

Mr. McCarthy said they would have to dive into that. That is probably not something you would get into without Zoning Board approval.

Jennifer Schamel asked if they could put more units on that lot.

Mr. McCarthy said the rear of the property is so wet it should be considered a conservation area.

Dana Clow said they have no testing at this point either as far as depth to ground water and stormwater because it is something to think about when you come back with the real plan.

There was further discussion about the character of the land.

Dana Clow said if they move forward with this development they are going to need a substantial traffic memorandum.

There was discussion about traffic and its impact on the schools.

Dana Clow said there is a lot of engineering work that will have to be done before they come back.

There was discussion about the type of construction of the buildings

Susanne White asked if these would be market rate apartments.

He said he believed so.

Public Hearing

Major Subdivision

25 Sawmill Road (Map 11G Lot 244)

Abraham Borey

Susanne White recused herself. Jennifer Schamel was seated in her place.

Robyn Payson presented her plan review. The application is complete and ready for review. Comments from the Building Inspector, Conservation and Highway.

Andrew Morris made a motion to accept the application. Jennifer Schamel seconded the motion. The motion carried unanimously.

Greg Wood on behalf of Meridian Land Services presented the application for a six lot subdivision on Sawmill Road. One lot is for an existing single family home and the other five are intended for single family dwellings. The lot is 12.82 acres and the total frontage on Sawmill Road is just over 1300 feet. There are three pockets of wetlands identified on the plan. There are also steep slopes that were taken into account. Comments of concern about driveway site distance were taken into account on the new plan that was submitted that day. (Robyn Payson will be submitting the new plans formally to the department heads).

Mr. Wood discussed fire suppression. There is a hydrant at the corner of West Main Street and Beard Road.

Robyn Payson said that the Conservation Commission has asked for a Site Walk.

There was discussion about the proposed potential driveway locations on the lots. Only lot 2 is intended for development at this time.

Robyn Payson reviewed the comments received.

There was concern that the comments were received without seeing the current version of the plan.

Dana Clow opened up the public hearing.

Richard Head, Chairman of the Conservation Commission said copies of additional applications and the National Heritage Inventory should be included in the application. He said they have recommended a condition that no wetlands be affected by this development. He talked about the proposed locations for leach fields and test pits.

Amy Cote of 204 Sawmill Road said her parents house abuts the property. She had one concern that could be a coincidence but her Mom passed away in August and the well went dry in November. The house is 70 years old and has never gone dry. It's a dug well. She doesn't know if it is a coincidence or the construction work and that is her only concern.

Dana Clow asked if there has been construction yet.

Mr. Wood said there has been logging on lot 2.

Richard Sousa asked what kind of houses were allowed.

He was told that any building is allowed except Mobile Homes or Manufactured Homes.

There was further discussion about driveway site lines.

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The site walk was scheduled for August 19th at 1:00pm. The group will meet at 25 Sawmill Road. Jennifer Schamel volunteered to take notes.

The Board continued the Public Hearing to September 2nd at 6:00pm

Work Meeting

Susan White reassumed her seat at the table and Jennifer Schamel was seated in place of Steve Livingston.

Wetlands Ordinance

Richard Head and Matt Monahan CNHRPC

Richard Head introduced and reviewed the first draft of the Wetlands Ordinance. He asked for input from the Planning Board.

Richard Head began with a presentation on wetlands.

There was discussion about wetland buffers and what size would be appropriate.

Richard Head his goal is to have something passed that provides additional protection that we do not currently have. Have it be understandable and not any element that is by prohibition.

Following a lengthy discussion the Planning Board said the ordinance needs to be simpler and apply to new development.

There being no further business Dana Clow made the motion to adjourn Kim Opperman seconded the motion.

Meeting Adjourned 8:35 pm

Respectfully Submitted,
Robyn L. Payson, Planning Director