

**PLANNING BOARD
27 School Street
HILLSBOROUGH, NH
September 2, 2026**

TIME: 6:00 p.m. –6:30 p.m.

DATE APPROVED 9/16/26

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: Lucy Pivonka

Public: Nancy Ainsworth, Jim Ainsworth, Brandon Montplasier, William Bannister, Glenn Perrone, Lisa Perrone, Kirk Smith, Sara Gater, Abe Borey, Richard Head

Pledge of Allegiance

Call to Order:

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

Minutes

8/19/26-Steve Livingston made a motion to approve the minutes. Cathy Houle seconded the motion. The motion carried unanimously.

8/19/26 Site Walk Andrew Morris made a motion to approve the minutes. Jim Bailey seconded the motion. The motion carried unanimously.

Public Hearing

Major Subdivision

25 Sawmill Drive (Map 11G Lot 244)

Abraham Borey

Susanne White recused herself and appointed Jennifer Schamel to sit in her place.

Dana Clow opened the continued public hearing.

Dana Clow spoke of the site walk which was well attended. The site was walked and the points of entry were reviewed.

Abraham Borey was present to represent the application.

Andrew Morris said the road agent was present at the site walk and acknowledged there was sufficient line of sight on the proposed driveways.

Dana Clow asked if there were any comments from the public.

Richard Head said the Conservation Commission had no more comments beyond the condition that there be no disturbance of wetlands.

There being no further comments Dana Clow closed the public hearing.

Andrew Morris made a motion to approve the application for a Major (6 Lot) Subdivision located at 25 Sawmill Road (Map 11G Lot 244). The application is dated 7/20/26 and is according to the plan entitled Subdivision Plan of Abraham Borey Revocable Trust Hillsborough NH Dated July 15, 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. There will be no disturbance of wetlands.

Findings of Fact

1. The property is located at 25 Sawmill Road
2. The application is for a Major Subdivision.
3. The owner of record is the Abraham Borey Revocable Living Trust
4. The application was presented by Gregory Wood of Meridian Land Services Inc.
5. The property is located in the Village Residential Zone.

Jim Bailey seconded the motion. The motion carried unanimously.

Susanne White resumed her seat and Susan Schamel stood down.

Change of Use Home Business

23 Gibson Road (Map 11J Lot 395)

Brandon Montplaisir

Robyn Payson introduced the application and said she had two letters against the application. She also said there was a question by a Board member that the application is complete.

Dana Clow said the application was not complete without a site plan. He also said there was a provision in the regulations and ordinances that would make it necessary to have an additional public hearing to waive site plan. Mr. Montplaisir said all he wanted to do was park a truck on his property and he was told that he did not need a site plan.

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Mr. Montplaisir said he did not receive the letters against his project ahead of time and he needed time to respond to them. He asked for a two-month continuance.

Andrew Morris made a motion to continue the application to November 4th. Cathy Houle seconded the motion. The motion carried unanimously.

There being no further business, Dana Clow made the motion to adjourn Steve Livingston seconded the motion.

Meeting Adjourned 6:30 pm

Respectfully Submitted,
Robyn L. Payson, Planning Director