

**PLANNING BOARD
27 School Street
HILLSBOROUGH, NH
September 16, 2026**

TIME: 6:00 p.m. –6:44 p.m.

DATE APPROVED 10/5/26

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: Lucy Pivonka. Kim Opperman, Cathy Houle, Jim Bailey

Public: Richard Head, Conservation Commission, Mike Tardiff, CNHRPC, Riche' Colcombe

Pledge of Allegiance

Call to Order:

Chairperson Susanne White called the meeting to order at 6:00 PM and called the roll. She appointed Jennifer Schamel to sit for Kim Opperman.

Minutes

9/2/26-Steve Livingston made a motion to approve the minutes. Andrew Morris seconded the motion. The motion carried unanimously.

Work Meeting

Wetlands Ordinance

Richard Head presented the most current draft of the Wetlands Ordinance.

Dana Clow said the ordinance is paired down to the basics but something that is hopefully approvable.

There was discussion about having a public information meeting before the zoning public hearing

There was discussion about the timing of the public information session.

Following discussion, it was suggested that the public information session be on the same night as the public hearing.

Steve Livingston made a motion to accept Article 20 Conditional Use Permit Wetlands Ordinance and send it to Legal Counsel for review. Dana Clow seconded the motion. The motion carried unanimously.

Mike Tardiff

Spoke about the Economic Development meeting and the plans for workshops on 79E (Community Revitalization Tax Relief) and 72 81 (Commercial Industrial Property Tax Exemption). The workshops are scheduled for October 1 and October 15th at 6:00pm at the fire station. We are tying it in with the Land Use Chapter and the work of the Economic Development Committee. This ties in with the discussion about the funding or lack of funding for water/sewer infrastructure.

He said Henniker Street is back in the 10 year plan. This is the official approved 10 year plan. It is a 4.5 million dollar project for Henniker Street in 10 years but there is lots of work to be done between now and then. There is a lot of sidewalk work, it's a "complete streets" project. The question is what water and sewer infrastructure can tie into that project. He wanted to talk about Henniker Street in the Land Use chapter.

We have talked about another TIF and a Gateway Zone coming into town. How far do you want to go in the Land Use Chapter about the future of Henniker Street. He wants to have that information available for when we go for grant applications.

There was discussion about the TIF on Antrim Road. Currently there is nothing going on with that because we do not have a developer.

Chairperson Susanne White asked if we could have the Henniker Street TIF on the ballot in March.

Mike Tardiff said they could with working with the EDC.

Mike Tardiff asked the Board to think about what uses would be appropriate for the Gateway.

Chairperson Susanne White suggested Community Gardens.

There was discussion about the type of development people want to see in town.

Chairperson Susanne White talked about setting up the trails committee and asked for recommendations for people who would be on the Trails Committee.

Richard Head recommended Jim Riddle who has already done a great deal of work. He suggested Terry Yeaton. Steve Livingston said he might be able to head the Trails Committee up for a while and he suggested Thomas Ferguson who is his new trail administrator

Mike Tardiff said he could bring a draft TIF that would include the 10 year plan.

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Mike Tardiff said we would take a look at allowed uses and maybe change them .

There was further discussion about the trails committee.

There being no further business, Steve Livingston made the motion to adjourn Jennifer Schamel seconded the motion.

Meeting Adjourned 6:45 pm

Respectfully Submitted,
Robyn L. Payson, Planning Director