

Planning Board
 Town of Hinsdale, NH
 Meeting January 16, 2018

Present: Chair Sean Leary, Selectman Mike Darcy, CDC Kathryn Lynch, Planning Board Members: Megan Kondrat, Stefan Zielonko and Tom Woodbury. Mo Klein and Zeb Hildreth were excused. Ten members of the public were present.

6:30 pm Chair Leary called the meeting to order and read the Public Notice for an Application for Minor Site Plan Development Review submitted Deborah M. George, tax map 36 lot 11, 18 George's Field, in the Roadside Commercial District. Applicant proposes anchor component of larger regional shopping center. Selectman Darcy made motion to accept the application dated January 3, 2018. He was seconded by S. Zielonko. The motion passed unanimously.

Deborah George, Developer, introduced Dan Herrmann – COO of Runnings, Johnny Stiffler – Runnings Store Manager, Tom Pratico – Vice President of BAST Hatfield-Contractor, and David Mann – Engineer were present.

Ms. George first wanted to explain her future wish for George's Field. Page 1 of the Proposed Subdivision Concept dated August 14, 2017 was passed out to the Board. Ms. George explained that in the future she would like to add parking in the rear of the Runnings store for employees. These parking spaces would replace the spaces being taken over by the outdoor area of Runnings. In the future she would like to construct a 16000-22000 sq. ft. building that would be a junior anchor store. The size is just an estimate. There is an approved expansion plan on the original Site Plan of Walmart.

Mr. Pratico, contractor, and David Mann, engineer, presented the Boundary Survey Plan dated August 14, 2017. They explained the outside seasonal storage and the fact that it will take over 36 parking spaces. Since the entire lot was repaved last fall, it will be restriped this spring. The parking still exceeds the required amount. The front of the building will not change except a small peak will be added which is 26.6 ft. and is within the height requirement of Hinsdale's Zoning. The buildings front will be painted and new stucco will be added to replace the old. A schematic of the Runnings signage on the building was passed out to the Board. The colors are esthetically pleasing and are in unison with the area.

The pylon sign by the road will only be refaced. The schematic was passed out to the Board. 2/3's of the sign will be dedicated to Runnings and the other 1/3 will be dedicated to George's Field. There will be LED lights installed that will face down to light up the sign.

Chair Leary asked for questions from the public, hearing none he closed the public portion of the meeting and asked for questions from the Board. Selectman Darcy asked CDC Lynch is the road sign had an existing Variance or if it was Grandfathered. CDC Lynch explained that she was unaware of a Variance for the sign but considered it Grandfathered. In this case the sign's face could be changed with a sign permit, the Grandfathering of the sign would end if the size of the sign was changed. Selectman Darcy asked CDC Lynch since the road sign is not on the lot of 18 George's Field and Runnings is being added to the sign, is this considered an off-premise sign? CDC Lynch explained that she did not consider this an off-premise sign, and in the past Walmart was listed on this sign.

Selectman Darcy made a motion to approve Site Plan dated January 3, 2018. He was seconded by S. Zielonko. The motion passed unanimously.

Chair Leary opened the Public Hearing for the proposed Warrant Articles. The public was given, the agenda,

public notice and a flyer explained that proposed amendments. Chair Leary explained that the Board had a few workshops to review the Ordinances to encourage future business. The new bridge that will be constructed will aide economic development and the Board feels they should be proactive. The current zoning didn't seem business friendly. Most proposed uses would require a variance in the Roadside Commercial District. Roadside Commercial also has areas that are densely populated and some uses would not be residentially friendly. The Board decided that the area should be defined as two separate zones. Zone A has Roadside Commercial properties that are more residential. Zone B, which is larger vacant lots, would allow for increased truck traffic and light manufacturing. Chair Leary explained to the public that he would like to offer break-out groups. The Board members would be available to answer any question or concern and the public could review the displayed maps. He explained that the Board would reconvene in 10 minutes.

7:15 pm the Board reconvened. Chair Leary asked the public if they had any addition questions or concerns. Since there was no opposition, and lack of attendance from the public the Board felt that the second hearing for the proposed Warrant Articles was not needed. Selectman Darcy made a motion to approve the proposed Warrant Articles for Town Vote on March 13, 2018. He was seconded by S. Zielonko. The motion passed unanimously.

Chair Leary read the agenda for an Informal Discussion with the Board submitted by Edwin Smith pertaining to a proposed Boundary Line Adjustment between his property and Stearns Park. Mr. Smith explained the history of the parcel. He informed the Board that there are four MH's that abut his residential lot. He would like to straighten out the property line to give himself and the MH's more privacy. He proposed to move the MH's, which he owns, to the rear of the parcel. He passed out pictures depicting the area and how close the MH's are to his office and barn. The boundary adjustment would be a 1 for 1 swap, no change in acreage for either parcel. He would like to present an application to the Board in February. The current zoning requires 200' of frontage and if the zoning amendments pass in March the zoning requirements would be 100' of frontage. The Board explained that the application could be conditionally approved. If the zoning amendments do not pass in March, then he would be required to obtain a Variance for frontage. It was also explained that a Building Permit cannot be obtained, due to the proposed Warrant Article until after Town Meeting on March 13th per RSA 676:12.

Board Business:

Selectman Darcy mad a motion to approve the minutes dated December 19, 2017. He was seconded by S. Zielonko. The motion passed unanimously.

Chair Leary explained that the proper protocol when contacted by the media is to refer them to either the Chair or CDC Lynch.

7:33 pm Selectmen Darcy made a motion to adjourn. He was seconded by S. Zeilonko. The motion passed unanimously.

Respectfully submitted,
CDC Kathryn Lynch