

Planning Board
Town of Hinsdale, NH
Meeting October 17, 2017

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

6:30 pm Chair Leary called the meeting to order and read the agenda for a discussion with TA Collins pertaining to a possible grant. TA Collins explained that the grant is CMAC (Congestion Mitigation Air Quality). The proposed location is School Street. As both the Safe Routes to School and Complete Streets identified as an area in need of improvement. This is a NHDOT federally funded grant. The Town Engineer examined the area and wrote up a proposal, the map was given to members of the Board. The proposal includes islands within the crosswalks areas, no idling signs, scrub and fencing, all techniques to stop parking on the road. There will be two lane traffic on School Street with this proposal. With the new Elementary School addition, walkers can be rerouted out to the parking lot area for pick up instead of in front of the school. The total cost of the project is \$992,800, which would be 80% fund and 20% from Town approximately \$197,000 which would require approval at Town Meeting. If this grant fails there is another chance to improve School Street with a TAP Grant similar to the sidewalk project. S. Zielonko made a motion for the Chair to sign a letter of recommendation for the grant. He was seconded by Selectmen Darcy. The motion passed unanimously.

Chair Leary read the Public Notice for an Application for Minor Site Plan Development Review submitted by Edwin & Sharron Smith, Tax Map 24 Lot 53, 764 Brattleboro Rd., in the Rural Agricultural District. Applicant proposes to have a storage facility. Selectman Darcy made a motion to accept the application. He was seconded by M. Kondrat. The motion passed unanimously. Mr. Smith explained that with the approval of the Community Development Coordinator, he started renting space in his riding arena to friends a couple years ago. The space can store campers, motor homes, boats. He now would like to expand and allow others to rent space. He would like to advertise and have a sign to identify his property. The renters drop off their stored item in the fall and cannot pick it up until the spring, there will not be traffic in between times. With no questions from the public, Chair Leary asked for questions from the Board. Selectman Darcy asked if the building would change in any way. (No). He also explained that signage would need to be approved by the Building Inspector. Selectman Darcy made a motion to approve the Site Plan. He was seconded by S. Zielonko. The motion passed unanimously.

6:50 pm Chair Leary read the public notice for an Application for Minor Site Plan Development Review submitted by Andrew Shapiro, Tax Map 47 Lot 14, l/o Main Str., in the Business District. Applicant proposes to temporarily store the Hope Engine Co. 1 building until a permanent home can be found. It was noted that although Mr. Shapiro signed the application, he was not present. Selectman Darcy made a motion to accept the application. He was seconded by M. Kondrat. The motion passed unanimously. Donna Suskawicz explained that she just learned that the Hope Engine Company No. 1 is one of the nominees for the "Seven to Save". They will learn on October 27th in Wolfboro if they win. This is an opportunity to receive assistance writing grants, letters of support and connections.

Ms. Suskawicz would like to temporarily move the building from Canal Street to Main Street. The building will sit on Map 47 lot 14, owned by Andrew Shapiro, until a permanent home is

found. The building was inspected by an architect from Keene and was found to be in good condition. The first floor will need to be dismantled for the move. The building is post and beam and has its original windows, doors and the second floor has the original air forced plaster. They have found a picture of the original building in the Hinsdale History Book. It was built in 1850 and was one of three buildings that were on the Ashuelot River, unfortunately the other two buildings have been taken down. Chair Leary asked for questions from the public. Steve Diorio asked Donna, with the limited funds you have will you be able to produce a rendition of the building for public view at Town Meeting. (Yes, in the future we will have a picture made. The architect from Keene spent time measuring the building prior to our dismantling of the first floor and will produce an artist rendering).

Board questions. S. Zielonko asked why the first floor needed to be dismantled. (Due to the utility lines on Main Street, the building was too high to pass and the utility company wanted 50K to move the lines for the day). Selectman Darcy looked at the property cards and noted that 10 apartments require 15 spaces in the parking lot. He also noted that after April 1st the owner will be notified of the tax for this building, since he isn't here, he just wanted him to be aware. (He is aware and Donna will pay taxes for this building). He also questioned with Town Meeting in March, do you have a plan for the building if this Warrant Article to support the move is voted down. (Yes, we have a plan B and C for the building). Chair Leary asked Ms. Suskawicz are you asking for a change or use for this parcel or a temporary change in use and if more time is needed they could apply for a Variance in the future. (Ms. Suskawicz explained that she only needs a temporary change in use, we have plenty of options for the permanent placement of the building. No more time will be needed one year is plenty of time). The Board discussed the parking lot and if they needed to go examine. It was determined that the parking lot would be able to have 15 spaces and room for the building in the back of the lot. S. Zielonko made a motion to approve a temporary change of use for 12 months, starting today. He was seconded by M. Kondrat. The motion passed unanimously. It was explained to Ms. Suskawicz that once a Building Permit was acquired the building could move.

Board Business:

Selectman Darcy made a motion to approve the minutes dated 9-19-17. He was seconded by T. Woodbury. The motion passed unanimously.

Chair Leary asked for CDC Lynch to make an appointment with the Selectmen to discuss the proposed Zoning changes that will be on the Warrant Article. Also, to ask the Zoning Board to join us at the next meeting or at their convenience.

The sign ordinance was discussed, the Board would like to work on it next year after March.

There being no further business to come before the meeting, Selectman Darcy made a motion to adjourn. He was seconded by M. Kondrat. The motion passed unanimously.

The meeting was adjourned at 7:40 pm.

Respectfully submitted,

CDC Kathryn Lynch