

Planning Board
Town of Hinsdale, NH
Meeting November 17, 2020

Present: Members Tom Woodbury, Selectman Megan Kondrat, Sandra Golden, Mike Darcy and CDC Kathryn Lynch. Excused were Chair Sean Leary, Ann Diorio and Lyndsay Blake. The applicants and one member of the public were present.

6:08 pm Vice Chair Woodbury called the meeting to order and asked for a roll call. M. Darcy - here, S. Golden - here, Vice Chair Woodbury - here, M. Kondrat - remote from her salon in Keene NH with two people present, remote due to Governors Orders.

Vice Chair Woodbury read the public notice for an Application for Minor Site Plan Development Review submitted by Fantasy Fireworks, tax map 24, lot 2-2, 727 Brattleboro Rd., in the Roadside Commercial District Zone A, applicant proposes additional signage. M. Darcy made a motion to accept the application. He was seconded by S. Golden. Roll call vote: M. Darcy - aye, S. Golden - aye, M. Kondrat - aye and Vice Chair Woodbury - aye. The motion passed unanimously.

Jarred Savinelli explained that he would like to display a banner on his building from June 20th to July 4th. He feels this banner would make his business more visible to traffic. He would like to take a tarp, the same color as the building and cover the lighted sign on his building, marque, during this time. This was he stays within the Town's Ordinance of not duplicating signage.

Board discussion pertaining to the existing marque, size of proposed banner, would the building inspector be okay with this, more burden on staff to inspect.

M. Darcy made a motion to table Mr. Zaninelli's Site Plan Review until next month's meeting, December 15, 2020, so the board can acquire written approval from the Building Inspector that he is okay with this. This is due to the additional burden on the CDC's Office and the BI Office to monitor the sign. He would also like clarification of the banners size. He was seconded by S. Golden. Roll call vote: M. Darcy - aye, S. Golden - aye, M. Kondrat - aye and Vice Chair Woodbury - aye. The motion passed unanimously.

Vice Chair Woodbury made a motion to go into a non-meeting under RSA 91-A:2, I: Consultation with legal counsel. The Board was excused 6:35pm.

Back in Order 6:43pm.

Vice Chair Woodbury read the public notice for an Application for Minor Site Plan Development Review submitted by Depot Square Housing Hinsdale LLC, tax map 47, lot 14, Land/Only off Main St., in the Business District, applicant proposes to install a shed in the parking lot of a 10-unit apartment building. M. Darcy made a motion to accept the application. He was seconded by S. Golden. Roll call vote: M. Darcy - aye, S. Golden - aye, M. Kondrat - aye and Vice Chair Woodbury - aye. The motion passed unanimously.

Doug Pryor, representing Depot Square Housing Hinsdale LLC, explained that the building is on site at tax map 47 lot 14. Due to COVID-19 the building was not moved to its proposed location and the time limit given by the ZBA has expired. He would like to convert the building into a shed.

With no public comment the public portion was closed.

Vice Chair Woodbury asked about qualifications for a shed, (the Building Inspector works under ICC Codes for construction of any structure).

M. Darcy asked with the structure on site is there still adequate parking for the apartment building, (yes, there are one and a half parking spaces per living unit).

M. Darcy asked is this a change in use, (the use will still remain a parking lot, it will just be a parking lot with a shed for storage).

CDC Lynch explained that the applicant needs to obtain a building permit, and building permits allow 18 months to complete.

M. Darcy made a motion to approved the additional use of a shed on the lot, contingent that the applicant follows the Building Inspectors Codes that would qualify the building as shed. He was seconded by S. Golden. Roll call vote: M. Darcy – aye, S. Golden – aye, M. Kondrat – aye and Vice Chair Woodbury – aye. The motion passed unanimously.

S. Golden made a motion to approve the minutes dated October 20, 2020. She was seconded by M. Darcy. Roll call vote: M. Darcy – aye, S. Golden – aye, M. Kondrat – aye and Vice Chair Woodbury – aye. The motion passed unanimously.

With there being no further business to come before the meeting, M. Darcy made a motion to adjourn. He was seconded by S. Golden. The meeting was adjourned at 7:00pm.

Respectfully submitted,

CDC Kathryn Lynch