

Zoning Board of Adjustment  
Hinsdale NH  
11-21-2017

Present: CDC Kathryn Lynch, James MacDonell, Jim Waters, and Chair Todd Page. John Smith and Ken Howe were excused. The Planning Board was in attendance.

6:45 pm Planning Board Chair Sean Leary opened the meeting. The Zoning Board was asked to join the Planning Board to discuss the proposed zoning amendments for Town Meeting. He explained that currently the zoning ordinance allows some RA in the current RC District. The Board discussed that the RC District needs to be business friendly. We want to be proactive before the bridge is built. Some current uses may not be friendly to residents. The Board has been discussing changing the RC District into two zones, RC1 and RC2. RC1 would be friendlier to residents in the area by taking out light manufacturing and the increase of traffic that comes with that type of business. RC2 would be larger plots of land and would include some industrial uses. RC1 would be from the old Wal-Mart area to the current Walmart. RC2 would follow through RT 119 along the current RC District. He passed out draft maps and explained that CDC Lynch would be working with Southwest to create a map for the public meetings. The definitions for Uses have also been updated. This has been presented to the BOS and we also wanted input from the Zoning Board prior to Town Meeting. Current residents in the area would be grandfathered until a sale of the property, then that resident would need to apply for a Variance if they chose to do have a use that wasn't allowed.

Jim Waters stated that this was nicely thought out and done well.

Chair Page explained that he appreciated the definition update as the ZBA needs them to be clear for meetings to come to a conclusion.

James MacDonell thanked the Planning Board.

James MacDonell made a motion to adjourn. He was seconded by Mr. Waters. The meeting ended at 6:57 p.m.

Respectfully submitted,

Kathryn Lynch