

Planning Board
Town of Hinsdale, NH
Meeting November 21, 2017

Present: Chair Sean Leary, Selectman Mike Darcy, CDC Kathryn Lynch, Planning Board Members: Megan Kondrat, Mo Klein, Zeb Hildreth and Tom Woodbury. Stefan Zielonko was excused. Members of the Zoning Board were present: Chair Todd Page, Jim Waters and James MacDonell. No members of the public were present.

6:30 pm Chair Leary called the meeting to order and explained that the applicant for Site Plan Review has requested to table until next month's meeting.

Chair Leary explained that prior to the minutes from the October meeting being accepted he wanted it clear in the minutes that the applicant was given the option of a permanent or temporary Change of Use and she chose temporary. Selectman Darcy made a motion to accept the minutes as amended. He was seconded by T. Woodbury. The motion passed unanimously.

6:45 pm Chair 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 have a use that wasn't allowed.

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

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

James MacDonell, ZBA thanked the Board.

6:57 pm Selectmen Darcy made a motion to adjourn. He was seconded by M. Klein. The motion passed unanimously.

Respectfully submitted,
CDC Kathryn Lynch