

Planning Board
Town of Hinsdale, NH
Meeting December 15, 2020
Via Zoom

Present: Members: Chair Sean Leary, Tom Woodbury, Selectman Megan Kondrat, Sandra Golden, Mike Darcy, Lindsay Blake and CDC Kathryn Lynch. Excused was Ann Diorio. Applicant Carol Gandolfo and Jeff Sutton were present and 3 members of the public were present.

6:34 pm Chair Sean Leary called the meeting to order, explained that the meeting is being recorded for the purposes of minutes. He also explained that we are meeting via zoom per Governors Orders due to COVID-19. Roll call for attendance of the Board: Chair Leary, member of the Planning Board, is home in his office, 1 child is present upstairs not attending the meeting, he is meeting via zoom due to COVID-19. T. Woodbury, member of the Planning Board, is home in his office, family in the home not attending the meeting, he is meeting via zoom due to COVID-19. S. Golden, member of the Planning Board, is home with her husband he is not attending the meeting, she is meeting via zoom due to COVID-19. M. Darcy, member of the Planning Board, is upstairs his family is downstairs not attending the meeting, he is meeting via zoom due to COVID-19. L. Blake, member of the Planning Board, in her office family is in the livingroom not attending, she is meeting via zoom due to COVID-19. Selectman Kondrat, is the Selectmen's Rep. for the Planning Board, she is in her office family in the home not attending the meeting, she is meeting via zoom due to COVID-19.

Chair Leary read the agenda for the continued Site Plan for Fantasy Fireworks, regarding a small change in their Site Plan. Chair Leary explained that he watched the last meeting since he was not in attendance. He explained that the Planning Board requested approval from the Building Inspector for the business to have a temporary sign annual. Chair Leary asked CDC Lynch if she had discussed this with the Building Inspector. She explained that she had discussed this with Rod and he is in favor. M. Darcy made a motion to approve the update to the site plan. He was seconded by S. Golden. The motion passed unanimously with a roll call vote: T. Woodbury, Aye. S. Golden, Aye. M. Darcy, Aye. L. Blake, Aye. Selectman Kondrat, Aye. Chair Leary, Aye.

Chair Leary read the public notice for an Application for Major Subdivision Design Review submitted by Carol Gandolfo, tax map 34, lot 12-4, 817 Plain Rd., in the Rural Agricultural District, applicant proposes to construct a 1200 ft. road to town specifications off Oxbow Road. M. Darcy made a motion to accept the application. He was seconded by S. Golden. The motion passed unanimously with a roll call vote: T. Woodbury, Aye. S. Golden, Aye. M. Darcy, Aye. L. Blake, Aye. Selectman Kondrat, Aye. Chair Leary, Aye.

Mr. Sutton explained that there has been no change in the design since the Informal Meeting with the Board. He met with a tree guy and wants to respect the area and only remove trees that are needed to build the road and put utilities to the parcels. The main goal of the project is to have a plot of land for Carol's son. The other lots will be sold to cover the cost of the

construction. He explained that they have spent a lot of money surveying the property and engineering plans. He is asking for a waiver of 3rd Party Review, he explained that it is basically a driveway that will be built to town specifications. There will be no water lines, he urged the Board to utilize his engineer if they had questions.

Chair Leary opened the meeting to the public.

Ben Lentz, 690 Oxbow Rd., abutter, explained he doesn't have a good solid idea of the plans. Chair Leary made the plans available on the computer. Mr. Sutton explained the site plan, #4 is a 21-acre lot at the end of the road that is for Carols son, lots 1, 2, and 3 are 2 acre buildable lots and #5 is Carols property.

Dale Cooke, 672 Oxbow Rd., abutter, asked why this cannot be just a driveway that leads to a home for Carols son. Mr. Sutton explained that this would be his preference too, but the lot does not have 200' of road frontage, and he would not qualify for a variance. Mr. Cooke is concerned about vehicle traffic, (it will be a soft impact, he plans to have it look like a driveway not a road, he will not cut any trees unless necessary). Who pays for the utilities to be put on the road? (The developer is responsible for the utilities). What type of home do you wish to build, will they be assessed at 270K to bring in 7-8 thousand in tax revenue? (These will be custom built homes with deed restrictions, they will be sold one by one as constructed). Mr. Cooke explained he has concerns with seeing homes instead of wilderness. (I will try to keep land separated to ensure privacy). Are the leach field and wells location set in stone? (No this is a preliminary plan but there are set back requirements that must be adhered to). Mr. Cooke explained he feels that Carol should be able to build a driveway off Oxbow Rd. for her son to build a home. The construction of 3 addition parcels will have too much impact on the area with street lights and traffic. Mr. Lentz agreed.

Mr. Cooke explained that he did receive a certified letter for tonight meeting but the plans were not included for his to view. CDC Lynch explained on the public notice it states all plans are at Town Hall. She wanted him to know, in the future, just call and schedule an appointment to view plans.

Mr. Cooke explained that he sent an email to CDC Lynch and got a lot of his questions answered and she sent along the site plan, he appreciated that.

Mr. Cooke wanted clarification on the next steps in the process. CDC Lynch explained that tonight is Design Review-Preliminary, next step will be Development Review-more formal plans, then if approved, Ms. Gandolfo will need to ask the Selectmen for a public hearing to accept the constructed road.

With no further questions from the public Chair Leary asked for questions from the Board.

Selectman Kondrat explained that Mr. Sutton had a meeting with the Board, they were in favor of this project as they feel bringing four new homes to Hinsdale would be an asset.

S. Golden asked if they plan to sell the lots or continue to reserve ownership of them. (We plan to retain ownership of the lots, build the homes then sell the parcel with deed restrictions).

M. Darcy is in favor of retaining the 3rd party review because it is a subdivision. All members of the Board were in favor of not granting a waiver for 3rd party review. CDC Lynch explained that this will be a new town road, it would be a terrible thing to have it built not to exact town specifications and the Board of Selectmen not accept it. The 3rd party review with the Town's Engineer is another piece of insurance that this will not happen.

M. Darcy also wanted to explain to the abutters the reason that this cannot be just a driveway is due to the 50' road frontage. CDC Lynch explained that there is no "hardship" so a variance could not be granted.

S. Golden made a motion to approve the Design Review subject to 3rd Party Review. She was seconded by Selectman Kondrat. The motion passed with a roll call vote: T. Woodbury, Aye. S. Golden, Aye. M. Darcy, Aye. L. Blake, Abstain. Selectman Kondrat, Aye. Chair Leary, Aye.

CDC Lynch will notify the applicant of the next steps.

M. Darcy made a motion to approve the minutes dated 11-17-2020. He was seconded by S. Golden. The motion passed unanimously with a roll call vote: T. Woodbury, Aye. S. Golden, Aye. M. Darcy, Aye. L. Blake, Aye. Selectman Kondrat, Aye. Chair Leary, Aye.

M. Darcy made a motion to approve the non-meeting minutes dated 11-17-2020. He was seconded by S. Golden. The motion passed unanimously with a roll call vote: T. Woodbury, Aye. S. Golden, Aye. M. Darcy, Aye. L. Blake, Aye. Selectman Kondrat, Aye. Chair Leary, Aye.

CDC Lynch explained due to time lines set forth by the State of NH for proposed Warrant Articles, their next meeting should be scheduled for January 12, 2021.

M. Darcy explained he would like to add ecommerce to the Zoning Ordinance. He feels it is verbiage that developers look for. The Board was in favor, felt it didn't take away from the ordinance and feels they need to do whatever necessary to make Hinsdale stand out to developers. M. Darcy will get the information to CDC Lynch.

M. Darcy also asked that in the future since we are using zoom and the Town Hall is closed that the public notices include a link to the Town's website for posted information pertaining to upcoming meetings. CDC Lynch thought it was a great idea.

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 7:41pm.

Respectfully submitted,

CDC Kathryn Lynch