

Planning Board
Town of Hinsdale, NH
Meeting December 19, 2017

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

6:30 pm Chair Leary called the meeting to order and read the agenda for the continued Application for Minor Site Plan Development Review submitted by 571 Realty Trust LLC, Tax Map 24 Lot 2-2, 727 Brattleboro Rd., in the Roadside Commercial District. Applicant proposes to obtain a two-year temporary storage permit with expansion of the dates to include February 15 to July 15. Selectman Darcy made a motion to accept the application. He was seconded by S. Zielonko. The motion passed unanimously.

Jared Savinelli was present to discuss the request. He explained that his shipments come from China and it all depends on the date of the Chinese New Year. He creates his orders annually between September and November. China then produces his order either before or after the Chinese New Year depending, on the date. He cannot control the timing, he is at their leisure. This year the shipment may arrive mid-March or early April. The shipment can also be held up in customs, due to their content.

Mary Bebey from Phantom Fireworks explained that they would be in favor of more time.

Chair Leary explained that in the minutes from 5-17-16 the expansion of time was discussed. The Board agreed that the prior dates weren't working and wanted the businesses input on how they could help. At that time the dates of May 1st and July 15th were determined to be helpful to the businesses. He was concerned on why they were asking for different dates. He was also concerned that the Board had just approved a one-year temporary Change in Use for a prior application. With the prior application the Board had to make it very clear to that land owner that you are taxes as land is on April 1st. He doesn't want to set a precedent. He was concerned because last year he deferred to Mr. Savinelli's knowledge of the shipment issues and he felt a resolution was found. He does not want to review this annually.

Selectman Darcy explained that he wasn't comfortable with giving a five-month temporary use. He asked if these would be considered taxable property, since the units would be on site April 1st. He did understand the time issues with overseas shipments and agreed that businesses are at the mercy of the date of Chinese New Year which is between the last week in January and the first week of February. The shipment then sits off shore for two weeks and can easily be stuck in customs.

Mr. Savinelli has no issue with the increase of taxes, if that is how it will be. He explained that he would rather have the units there in case he needs them.

Ms. Bebey explained that they do not need the units earlier, and she would need to defer to her Supervisor pertaining to the possibility of the tax increase.

M. Klein explained that he is in favor of the date change, if it will help the business and the business understands about the taxes. He explained that he is seeing these temporary units more

often with businesses and the Planning Board should review their ordinances to define them.

Chair Leary asked if the same end date would be agreeable.

Ms. Bebey explained that there is a need is for the units to remain on site longer. The units need to be emptied, unwired and then they are picked up. The company picks them up one or two at a time. Last year they struggled to have them off the property by July 15th.

Mr. Savinelli explained that July 31st would work the best.

Board discussion of the best time to be helpful and not be six months or more. Also, that both businesses need to have the same permit dates, due to staff time. Also, that communication was key. There is a 30-day notice of the shipments arrival, that is plenty of time for the applicant to get on the agenda and discuss the need for an extension of time for that year.

Selectman Darcy made a motion to approve the two-year permit for the dates of March 15 – July 31st with exception to be granted with notification at a Planning Board meeting. He was seconded by Z. Hildreth. The motion passed unanimously.

CDC Lynch explained to Mr. Savinelli that to be on the agenda for an Informal Meeting with the Planning Board her office needs 24 hours' notice and the Planning Board meets on the 3rd Tuesday of every month.

Board Business:

CDC Lynch presented a Zoning Map to discuss the proposed parcels that will be in Zone A and Zone B. She explained that due to RSA 675:7, all property owners need to be notified. There is also a need that every parcel that is proposed to change zones needs to be identified in the Warrant Article. The Board worked on the zoning map for clarification.

Chair Leary explained that they had discussed looking into the Sign Ordinance after Town Meeting. He explained that he felt temporary containers also need to be discussed. Selectman Darcy explained there was also a need to be a clear ordinance for resident debris on the side of the road. The Board agreed that the three items will be discussed after Town Meeting.

7:15 pm Selectmen Darcy made a motion to adjourn. He was seconded by S. Zeilonko. The motion passed unanimously.

Respectfully submitted,

CDC Kathryn Lynch