

Planning Board
Town of Hinsdale, NH
Town Hall
Meeting December 20, 2022

Board Members: Chair, Sean Leary, Tom Woodbury, Sandra Golden, CDC Lynch, and Ann Diorio were present. Mike Darcy, Jim Mitchell and Selectman Rep. William Hodgman were excused. Applicants were present.

6pm Chair Leary called the meeting to order and read the agenda.

Voluntary Merger submitted by John and Jill Eaton, tax map 11, lot 2 and tax map 11-2-1, 56 Old Stage Road was discussed. Surveyor was present to explain that there was a sub division approved and never recorded for this parcel. He spoke with the prior owner who confirmed this. The subdivided lot was non-conforming. He would like to cross all the T's and correct the deed. In the future more work will need to be done on the surrounding area including boundary line adjustments with abutters.

With no questions from the public the Chair asked for questions from the Board. T. Woodbury asked will this make the lot conforming, (yes). A. Diorio made a motion for the Chair to sign the Voluntary Merge. She was seconded by S. Golden. The motion passed unanimously.

CDC Lynch explained that she will present the form to the Board of Selectmen to sign then call the Eaton's for a notarized signature. Then they will need to record it at Cheshire County Registry of Deeds.

Informal Discussion with the Board by request pertaining to Site Plan Development Review submitted by Muhammed Ali Saleem, Titanium Group, Inc., tax map 47 lot 18, 4 Main St., in the Business District. CDC Lynch explained that she sent a letter to Mr. Saleem due to the lighting not being on the site plan approved in May. She recommended that the Board ask Mr. Saleem to present a Site Plan, including lighting, and until that is approved to cease and desist.

Mr. Saleem explained he owns multiple stores in NH and VT, and doesn't think he should be asked to change this lighting. He purchased the property and there is vandalism, he lights up what was dark and he protects the store. He applied for a permit and was given one, he has down cast the lights so they are on his property. He brought a business to town. He employees four Hinsdale residents. It is his property and he should be able to do what he desires. The Board explained that the lights need to follow the Ordinance, which means they need to be turned off when the business closes or 9pm. They cannot display a flashing OPEN sign at all. They explained that they are not asking of him anything that isn't asked of any other business in town. All towns have different Ordinances and Hinsdale's state that lights are to be off when the business closes or 9pm. They explained they appreciated him opening a business in Town but the Ordinances need to be adhered to. CDC Lynch suggested that Mr. Saleem submit a Site Plan, including lighting, then the Board can review and put conditions in the Notice of Decision.

Informal Discussion with the Board submitted by Shingle Creek Realty, tax map 47 lot 29, 2 Main St., in the Business District. Applicant proposes to rebuild a multi-family apartment building destroyed by fire.

Dante Rizzo, explained that he has retained Stephens and Associates and has builders, Taran and Troy Benedict. Since the demolition of fire ruins was over one year, they will need a Variance to build on the non-conforming site. He would like to build a building that will house as many apartments that he can afford. The building will be modern, including heat and a/c. It is in the Flood Zone A, which means they would need to submit an application to FEMA to build. They will also need to submit an application to the Ashuelot River Conservancy because they would like to build within the buffer. It will be ADA compliant. CDC Lynch explained that they will want to ask for a Variance for height, footprint, parking. She explained because there was an existing building there and due to the size and location of the lot, they should be able to prove hardship. Water/Sewer permits will go through the Water Superintendent. If the curb cut changes, they will need to apply for a driveway cut with NH DOT. Their goal is to build a building that fits in with the area, the builder's family goes back 200 years in Hinsdale and they want to build someone that will be revered by the Town.

Board Business:

Board discussion of the proposed warrant articles pertaining to lumens. Since LED lighting is the way of the future, the Board wishes to allow businesses to have lighting but still keep with the harmoniousness of the area. Chair Leary will send information to the Board. CDC Lynch will draft a Warrant Article and they will hold the first Public Meeting on January 12, 2023. At that time the Board will discuss accepting the proposed Warrant Article and move forward or stopping the process.

The Board also discussed the next steps if Mr. Saleem keeps his lights on after hours. They would like to follow the procedure and cite and fine him accordingly.

The also wanted feedback from the Building Inspector, asking, how cumbersome will it be to work with the proposed Warrant Articles, limiting lights brightness by lumens.

CDC Lynch reminded the Board of the meeting on January 10th at 6pm with the Town Attorney.

A. Diorio made a motion to approved the minutes dated November 15, 2022. She was seconded by T. Woodbury. The motion passed unanimously.

With there being no further business to come before the meeting, S. Golden made a motion to adjourn. She was seconded by T. Woodbury. The meeting was adjourned at 7:05pm.

Respectfully submitted,
Kathryn Lynch