

Planning Board
Town of Hinsdale, NH
Meeting February 20, 2018

Present: Chair Sean Leary, Selectman Mike Darcy, Members Stefan Zielonko, Tom Woodbury. Zeb Hildreth and Megan Kondrat were excused. Five members of the public were present.

6:30 pm Chair S. Leary called the meeting to order.

M. Darcy made a motion to approve the Minutes dated January 16, 2018 of the previous meeting. Seconded by S. Zielonko. The motion passed unanimously.

S. Leary read the Minor Site Plan Development Review submitted by Dale S. Whitney, tax map 24 lot 2-8, 761 Brattleboro Rd., in the Roadside Commercial District. Applicant proposes a Flea Market.

For the record, M. Darcy assured the Board and the members of the public that the Applicant has no issue with him sitting on the meeting, despite being an employee of an abutter.

M. Darcy made a motion to accept the application. Seconded by S. Zielonko. The motion passed unanimously.

Jay Whitney, husband of the Applicant, spoke about the application. The plan is for one or two Porta-Potties; 20'x20' vendor lots; a 10' wide road surrounding the vendor area; a vinyl sign; several trash barrel locations; and a dumpster. The Applicant understands that a sign permit will be required. There will be a privacy fence in front of temporary storage, if necessary. There is a golf cart for emptying trash barrels into the dumpster. The plan is for 43-53 vendor lots. There are or will be insurance riders for the Whitneys, the property owners, and abutters. Applicant intends to be open for business Saturdays and Sundays only, April through September, maybe into October, weather permitting. Everything will be locked up during the week. They are looking into licensed food vendors.

Tyler and Amanda Cooke, abutters, spoke about their concerns about privacy in their back yard. Also concerned with noise early mornings (the Board believes the Town Noise Ordinance starts at 7:00 am Saturdays, 8:00 am Sundays) and cars parked on Route 119 during the flea market. Discussion followed, the Applicant intends to be mindful of the abutter's privacy, open to installing a fence if necessary. The Applicant was made aware that something would need to be done to keep people from parking on Route 119 and in abutters' parking areas and driveways.

The issues to be resolved are privacy, noise, parking, and trash. Maybe a temporary barrier will be placed to keep people from parking at abutters' parking areas. The Flea Market would need some way of policing the parking themselves. Applicant plans to have a parking attendant on-site during the hours of operation. Perhaps a large "PARKING" sign will encourage people to park properly in the parking area of the Flea Market. Applicant intends around 100 parking spaces. The fact that there is electricity at the site means that vendors might plug into that instead of needing loud generators. Applicant is open to working with abutters about privacy and parking.

M. Darcy pointed out that food vendors probably need to pass the Town Health Officer's muster.

M. Darcy asked about the temporary storage. What the Applicant described is not temporary. They need a shelter or a shed. This must be noted on the Site Plan and will be taxed as an outbuilding. A building permit will be required to put the building on site. Applicant may opt to remove things from the site daily, rather than put up a building.

M. Darcy asked for clarification about the number of parking spaces. Quick math determined that each 20'x20' vendor lot would require two parking spaces. So, 53 vendor lots means 106 spaces. Not "around

100.” The site probably allows for plenty of parking. Probably no need to paint lines for parking spaces. But the actual Site Plan must indicate a firm number of vendor lots and correct corresponding number of parking spaces.

S. Leary asked about the timing of the project, as this may take more than one meeting to work out all the details. Applicant intends to open April 2018. Probably the 14th.

It was suggested to table this until the next meeting, so the Applicant can work out the details.

Applicant will return with a finalized Site Plan at the next Planning Board Meeting, March 20, 2018.

For the next meeting, applicant will have information regarding:

- trash, dumpster
- abutters’ concerns
- restrooms
- parking blockade to prevent parking at abutter’s parking area which shares a driveway with the site
- a firm number of vendors
- a firm number of parking spaces
- a sign permit
- clearly defined hours of operation

Edwin Smith, the property owner, asked about having a “For Sale/For Lease” sign in addition to the Flea Market sign. M. Darcy thinks that will be fine. E. Smith also asked if cooking odors blow into abutter’s yard, can the food vendors be moved? M. Darcy thinks that is also fine. The food vendors do not need a firm location within the site.

S. Leary asked that CDC Lynch email the list of things the Applicant will need at the next meeting and that she add this to the agenda for next month’s meeting.

M. Darcy made a motion to table this discussion until the next meeting, March 20, 2018. Seconded by S. Zielonko. The motion passed unanimously.

S. Leary read a letter from Board Member Z. Hildreth, resigning from the board due to his having moved out of the area. M. Darcy made a motion to accept, with regret, his resignation. Seconded by S. Zielonko. The motion passed unanimously.

S. Leary passed around a letter from the Planning Board to the Selectmen, asking them to follow up on the issue of Mr. Robinson’s drainage on Monument Road. Mr. Robinson did work without permits. Multiple requests for follow-up have gone unanswered. Neither the Department Heads involved nor Mr. Robinson have followed through to put an end to the matter.

T. Woodbury made a motion to accept the letter as written, sign the letter as a Board, and send the letter to the Selectmen for their review. Seconded by S. Zielonko. The motion passed unanimously.

There being no further business to come before the meeting, M. Darcy made a motion to adjourn. Seconded by S. Zielonko. The motion passed unanimously.

The meeting was adjourned at 7:30 pm.

Respectfully submitted,
Thomas C. Woodbury, Secretary