

Planning Board
Town of Hinsdale, NH
Town Hall
Meeting March 15, 2022

Board Members: Chair Sean Leary, Sandra Golden, Mike Darcy, Ann Diorio, Tom Woodbury, Selectman Rep. Bill Hodgman, and CDC Kathryn Lynch. Absent, James Mitchell. Todd Horner from SWRPC and four members of the public were present.

6pm Chair Leary called the meeting to order and asked for reorganization of offices. A. Diorio nominated for Sean Leary as Chair. She was seconded by T. Woodbury. The motion passed with Chair Leary abstaining. A. Diorio nominated T. Woodbury as Vice Chair. She was seconded by M. Darcy. The motion passed with T. Woodbury abstaining. Chair Leary nominated S. Golden as Secretary. He was seconded by T. Woodbury. The motion passed with S. Golden abstaining.

Chair Leary read the public notice for an Application for Minor Sub Division Development Review submitted by Cardinal Surveying and Land Planning, tax map 6 lot 6, Off Northfield Rd., in the Rural Agricultural District, applicant proposes to separate one, two-acre house lot from the farm/forest land.

M. Darcy made a motion to accept the application. He was seconded by A. Diorio. The motion passed unanimously. Wendy Pelletier, owner of Cardinal Surveying and Land Planning was present to explain the proposed subdivision. Ms. Pelletier explained that the parcel is 115.5 acres. The applicant would like to subdivide a two-acre parcel from the lot. There will be adequate frontage on the road. The applicant is asking for a waiver of a full survey and a waiver of the USGS Benchmark because it is outside the flood plain.

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

S. Golden made a motion to approve the application with waivers. She was seconded by A. Diorio. The motion passed unanimously.

CDC Lynch asked Ms. Pelletier about the mylar. She explained that she will drop it off to the CDC's office. M. Darcy made a motion to have the Chair sign when available. He was seconded by Selectman's Rep Hodgman. The motion passed unanimously.

Todd Horner from Southwest Region Planning Commission (SWRPC) was present to update the Board on Chapter 4 of the Masterplan. He passed out the Economic Development Action Plan Worksheet which will be attached to the minutes.

- A. Provide high quality infrastructure to support new development and economic activity.
 - It was noted that there will be funds available for infrastructure. DES will be posting a meeting soon for an April 11th-15th. Chair Leary would like to be noticed of this meeting.
 - Water Sewer Superintendent received a grant to survey the current lines. The Board would like to be kept up on this process.
 - Todd explained that JB is trying to get a contact, information of similar projects and cost information for CDC Lynch pertaining to capping the railroad trestle bridge.
 - Broadband through town is pretty good, spotty in the north end in certain areas. Other towns have installed fiber but the need in Hinsdale isn't necessary and it would be a substantial cost to the community. This would be a long-term goal.

- B. Enhance town-wide coordination on economic development activities.
 - Improve communication pertaining to Capitol Improvement Plans. This would aide in anticipating high-ticket items.
 - Would like to reestablish the CIP Committee pertaining to RSA 674:5.
- C. Build and support a strong, connected local business community.
 - Business networking, possible local Chamber of Commerce, or a group that meets monthly. Chief Ratag is leading a campaign for a local chapter.
- D. Market and promote local opportunities for real estate development.
 - HEDC will work with local realtors to help them properly list their parcels.
- E. Rehabilitate brownfields and underutilized properties.
 - Selectman evaluate tax deed parcels annually. Todd could draft a map to show tax-deeded and town owned parcels for a visual.
 - Still mitigating Canal Street parcel. Currently being used by the State as a brownfield training field. CDC Lynch will ask TA Collins for a contact for Todd.
- F. Adopt local policies that support context-sensitive economic development.
 - Need to restructure the TIF Committee. Then propose removing parcels from Monument Road and adding parcels on Brattleboro Road.
 - Help with recruiting volunteers for all town committees.
 - RSA 79-A is worth considering, would need to be voted on at Town Meeting.
- G. Facilitate residential development helping to expand housing opportunities.
 - Consider detached ADU's due to the aging demographic and families wanting to stay on their land.
 - SWRPC has grant monies to look into cluster housing.
- H. Support local education and workforce development initiatives.
 - HHS is doing an excellent job with the ELO's.
 - In the process of business interviews and videos to promote Hinsdale's economic development.

Todd will be back to the group at May's meeting.

M. Darcy made a motion to approve minutes dated 2-15-2022. He was seconded by S. Golden. The motion passed unanimously.

CDC Lynch explained that she will not be in attendance for April's meeting.

With there being no further business to come before the meeting, M. Darcy made a motion to adjourn. He was seconded by A. Diorio. The meeting was adjourned at 7:45 pm.

Respectfully submitted,

CDC Kathryn Lynch