

Planning Board  
Town of Hinsdale, NH  
Meeting March 16, 2021  
Via Zoom

Present: Members: Chair Sean Leary, Tom Woodbury, Selectman Megan Kondrat, Sandra Golden, Mike Darcy, Lindsay Blake, Ann Diorio and CDC Kathryn Lynch. Edwin Smith, Shirley and Galaxy S9 were present at the meeting.

6 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. M. Darcy, member of the Planning Board, is upstairs in his office his family is downstairs not attending the meeting, he is meeting via zoom due to COVID-19. A. Diorio, member of the Planning Board, is at home with her husband, 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 her family in the home not attending the meeting, she is meeting via zoom due to COVID-19. S. Golden, member of the Planning Board, is a spare room in her home her husband is in another room of the home he is not attending the meeting, she 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. L. Blake, Planning Board member, is at home with her family, she is meeting via zoom due to COVID-19. CDC Lynch, employee Town of Hinsdale, is at home with family, she is meeting via zoom due to COVID-19.

Chair Leary explain that if there was no objection, he would be taking the applications out of order. There was no objection.

Chair Leary read the public notice for an Application for Minor Site Plan Development Review submitted by 75 Old Brattleboro Rd. LLC, tax map 28, lot 9, 75 Old Brattleboro Rd., in the Roadside Commercial District A, applicant proposes used car sales and auto repair. S. Golden made a motion to accept the application as presented. She was seconded by M. Darcy. The chair called for a roll call vote: M. Darcy – Aye, A. Diorio – Aye, Selectman Kondrat – Aye, S. Golden – Aye, T. Woodbury – Aye and L. Blake - Aye. The motion passed unanimously.

Chair Leary asked if any members of the public were the applicant. With no affirmative answer the Chair asked CDC Lynch to explain the project. CDC Lynch explained that this business is where John's Auto Body was for years. The new business will be selling vehicles as well as doing auto repair. The existing sign will remain and only the face of the sign will change, they have applied for a sign permit with the Building Inspector. Chair Leary asked for questions and comments from the public. Galaxy S9 (Julie Kenyon of Phantom Fireworks) wanted to confirm the location of the site, (red building on Susan Dr.)

M. Darcy asked if they will need State approval, (Yes, the CDC Office will receive a letter from the State to make sure the business meets all Town Ordinances).

T. Woodbury asked if this is a change of use, (Yes, minor the new business will also be selling vehicles).

M. Darcy made a motion to approve the site plan contingent that all Town and State regulations and requirements are met. He was seconded by A. Diorio. The chair called for a roll call vote: M. Darcy – Aye, A. Diorio – Aye, Selectman Kondrat – Aye, S. Golden – Aye, T. Woodbury – Aye, L. Blake – Aye and Chair Leary – Aye. The motion passed unanimously.

Chair Leary read the agenda for an Informal Discussion with the Board submitted by Justaplain Realty LLC, tax map 24 lot 54, 758 Brattleboro Rd., in the Roadside Commercial District A, applicant proposes construction of self-storage units.

Edwin Smith explained that the parcel is an acre and half, good use for storage. He has contacted local storage businesses to find that most all full between Swanzey, Keene and Brattleboro. He has checked with the two major manufacturers; they seem to think it will work well on the parcel. The issues are the mixed use of the parcel. Currently there is a residence on the parcel with tenants. The tenants are looking for a home to purchase and he has no intention of evicting them. But when they find a home, he will demolish the residence. The tenants know this and are agreeable. He has two driveways off Rt. 119. He is working with SVE to draw up plans for the units. SVE explained that our zoning map online shows this lot as Rural Agricultural but Rod Lawrence explained it is Roadside Commercial Zone A. I will continue to use my office in my home for this business.

Chair Leary confirmed the District is RC Zone A. He also explained that mixed use of a parcel was a Warrant Article on the ballot that passed on March 9, 2021.

M. Darcy asked if there are State restrictions on how many units you may have on a parcel. (No but we would adhere to the opens space regulations in the zoning ordinance). Will the driveway be dirt or impervious material, (we would like to tar the driveway to reduce dust but we are not sure if a tarred drive would be considered as a percentage of coverage). CDC Lynch will ask the Building Inspector and will relay the answer.

S. Golden thought this was a good project and likes that Mr. Smith is protecting his tenant, she would be in favor of the project.

M. Darcy has no issue with the project but would like to see a site plan.

A. Diorio has no issue with the project.

Selectman Kondrat is in favor of the project, noted the Mr. Smith always does his homework and submits a solid plan.

T. Woodbury explained this is a very sensible project and agreed Mr. Smith always does his homework.

L. Blake agreed with the Board.

Chair Leary is favorable to the plan and is looking forward to viewing the site plan, has no outward objections.

Chair Leary read the agenda for an Informal Discussion with the Board, submitted by Hinsdale School District, tax map 45 lot 127, land/only Brattleboro/School St, in the Residential District, applicant proposes replacing 2 ft. x 8 ft. existing sign with an electronic sign.

CDC Lynch explained that even though this is an informal meeting, she sent the agenda to all abutters on Rt. 119.

Chair Leary explained that the school received a donation to replace the existing sign on Rt. 119 with an electronic copy sign. A. Diorio explained that the sign will be easier for staff to use and change. The existing signs channels have broken making changing the wording on a sign a two-person job and not easy at all. The new sign will be used by the school, town and other committees in town to promote events.

Mr. Smith, abutter, has no objections to the sign and explained that it was brought to the Lions Club and they donated \$500 towards installation.

S. Golden asked what the cost to operate the sign, technical support and electricity, the town should be financial responsible especially during this time.

A. Diorio explained that at the next Facility Meeting the sign representative will be present and she could ask him, but explained the financial aspect of the sign is not a Planning Board concern.

Chair Leary asked Ann if she could find out what the percentage of hydro rebates that school receives currently for the facility meeting.

M. Darcy asked what hours the sign would operate, he suggested following the noise ordinance, so that is not a hindrance. CDC Lynch explained that she wanted feedback from the Board whether they give the Building Inspector permission to use his discretion to set the time or follow the noise ordinance. She asked this since other signs that have been approved are based on the hours of the business applying and this is not a business.

L. Blake explained as an employee of the school she has seen people try to change the sign, it is cumbersome and dangerous. Also, during the winter months, it is impossible to change the wording due to snow etc.

Selectman Kondrat explained that the Board of Selectmen voted in favor of contributing \$2000 for installation of the sign, sign they will be utilizing it for parks & recreation and town functions.

A. Diorio explained that the sign will be controlled remotely so changes could be made often.

M. Darcy explained it will be LED, pennies to run. It would have been a great thing to have to display a warming shelter last week when the electricity was out.

The Board felt that the timing should be left to Rod's discretion, but they liked the idea of following the noise ordinance for timing. M. Darcy – Rod's discretion, A. Diorio – Rod's discretion, Selectman Kondrat – Rod's discretion/noise ordinance, S. Golden – Rod's discretion, T. Woodbury – Rod's discretion/noise ordinance, and L. Blake – Rod's discretion.

Chair Leary thought it would be a good idea to have a public forum when all the money is raised for the sign. A. Diorio explained that this could also be brought up at Town Meeting, there could be information to pass out and someone should speak to it between sessions.

Chair Leary asked if the Board reviewed that attached Letter of Support for the TAP Grant to improve School St. M. Darcy made a motion to have the Chair sign the letter. He was seconded by S. Golden. The chair called for a roll call vote: M. Darcy – Aye, A. Diorio – Aye, Selectman Kondrat – Aye, S. Golden – Aye, T. Woodbury – Aye, and L. Blake – Aye. The motion passed unanimously.

M. Darcy made a motion to accept the minutes dated 1-21-2021. He was seconded by S. Golden. The chair called for a roll call vote: M. Darcy – Aye, A. Diorio – Aye, Selectman Kondrat – Aye, S. Golden – Aye, T. Woodbury – Aye, L. Blake – Aye, and Chair Leary - Aye. The motion passed unanimously.

CDC Lynch reminded everyone that March 29<sup>th</sup> was the last day to register for the Annual Planning Zoning Conference. So far, she has Sandra and Tom listed as participants and will find out if the meeting will be recorded, if so, Ann is interested in joining.

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 6:52 pm.

Respectfully submitted,

CDC Kathryn Lynch