

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

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

Selectman Darcy nominated Sean Leary for Chair of the Planning Board. He was seconded by T. Woodbury. The nomination passed with S. Leary abstaining.

Selectman Darcy nominated Megan Kondrat for Vice Chair of the Planning Board. He was seconded by T. Woodbury. The nomination passed unanimously.

Selectman Darcy nominated Tom Woodbury as Secretary. He was seconded by S. Zielonko. The motion passed unanimously.

Chair Leary read the continued Application for Minor Site Plan Development Review. He explained that the application was accepted by the Board at the prior meeting February 20, 2018. Dale Whitney disbursed a map of the proposed parking and also answers to the questions that were asked at the prior meeting.

Trash and dumpster will be handled by Triple T.

Abutters: Dale has contacted abutters and spoke to Mr. Cooke prior to this meeting. She is willing to work with all abutters on any concerns they may have.

Restrooms: Portables will be handled by A1 Portables. They will start with 1 handicap unit and singles as needed.

Shared drive: Cones and tape to block off the shared drive.

50 Vendors.

100 parking spaces.

Have submitted a sign permit to the Building Inspector.

Hours of operation: Saturday and Sunday 8am-4pm.

Food Trucks: will be NH Certified and Licensed.

In the event of food odor that affects all abutters the applicant will be notified and it will be dealt with.

With no questions from the public, Chair Leary called for questions from the Board.

Selectman Darcy made a motion to approve Minor Site Plan Development Review submitted by Dale Whitney. He was seconded by S. Zielonko. The motion passed unanimously.

Edwin Smith commented that he has items stored on the property and will remove things during the week as needed. The Board saw no issue with this.

6:40 pm Chair Leary read the public notice for an Application for Boundary Line Adjustment and/or Minor Lot Line Adjustment, submitted by Justaplain Realty LLC, Tax Map 24 Lots 53 & 53-P, in the Roadside Commercial District. Applicant proposes to improve quality of life for mobile home park occupants and to make Map 24 Lot 53-P less non-conforming.

Selectman Darcy made a motion to accept the application. He was seconded by S. Zielonko. The motion passed unanimously. Mr. Smith passed out Boundary Line Plans. He is asking for an equal swap of land between his two abutting properties. He would like to move the four MH's that he owns to the rear of the parcel. This is to give him privacy and the MH tenants privacy. There are two outbuildings on the MH site which will now be on his property, which aides in making the lots more conforming. All four MH's will be put on slabs. At this time only one of the four MH's are on slabs. This also allows more land in case the leach field fails which was built in 1975. There will also be room for the tenants to have a small

ball field or an area for picnic tables.

With no questions from the public, Chair Leary called for questions from the Board.

Selectman Darcy made a motion to approve the Minor Boundary Line Adjustment dated 1-12-18. He was seconded by S. Zielonko. The motion passed unanimously.

Chair Leary and CDC Lynch signed the mylar dated 1-12-18 that will be filed at the Cheshire County Registry of Deeds in Keene NH by the applicant.

6:50 pm Chair Leary read the public notice for an Application for Minor Site Plan Development Review, submitted by Thicket Hill MHC, Tax Map 20 Lot 4, in the Rural Agricultural District. Applicant proposes a community storage area for towable items.

Selectman Darcy made a motion to accept the application. He was seconded by S. Zielonko. The motion passed unanimously. Manager of Thicket Hill MHC LLC, Heather Reyor, was present. She explained that the tenants of the park cannot have towable items parked in their front yard. This rule caused many tenants to put items in an area off Pine Street. She has worked very hard to get these items removed which included boats, campers, trailers on wheels, and other items in disrepair. This area that once housed 24 items now only have 5 and she is working on the remainder being removed. She would like to offer a designated area for park tenants. This area will be locked, and they will need to apply to be in the area. This helps to keep items documented and tagged. The area will be a well-organized clean space. It also keeps items out of front yards and makes penalties enforceable. The towable area will be behind the trash drop off area, which is gated and locked.

With no questions from the public, Chair Leary called for questions from the Board.

Selectman Darcy asked CDC Lynch if this would impact BI Lawrence and your inspections. (Yes, but we can inspect the towable area while performing our annual park review. The current area on Pine Street has been brought to the parks attention multiple times and we have asked for the park to come up with a solution).

T. Woodbury asked if any buildings would be stored in this area? (No).

S. Zielonko asked if the area is locked how will the tenants retrieve their items when needed. (The area will be open Monday, Wednesday and Friday 8am – 5pm, Saturday 8am – 2pm or by appointment).

Selectman Darcy made a motion to approve Site Plan contingent upon a well-organized – documented list of items in the towable area is kept and shared with BI Lawrence & CDC Lynch. He was seconded by S. Zielonko. The motion passed unanimously.

6:55 pm Selectman Darcy made a motion to approved the minutes dated February 20, 2018 as amended. He was seconded by S. Zielonko. The motion passed unanimously.

Chair Leary asked the Board their opinion on filling the Board vacancy. M. Kondrat feels it should go to the second highest electoral vote cast. S. Zielonko feels it the democratic way to offer it to the second highest vote cast. A. Diorio feels there should be an interview process for the opening. T. Woodbury felt that the seat became open after the time to register for elections and feels that the current election should have no bearing on the open seat and an interview process should be done. Selectman Darcy felt that the interview process was best. Chair Leary asked CDC Lynch to contact the three interested parties and invite them to the next meeting on April 17th to be interviewed for the vacancy and alternate positions on both the ZBA & HPB.

Chair Leary explained that they had three possible items on their to do list:
Review the Sign Ordinance

Consider a storage ordinance

Consider a litter ordinance

The Selectmen are planning to work on a litter ordinance because they can attach enforcement and fines which will have a greater impact than a zoning violation.

The Board felt that the storage containers were covered by the current firework storage permit.

Chair Leary passed out information pertaining to Reed V Gilbert to the Board to review. Work sessions will begin soon to review the sign ordinance.

Board Business:

Chair Leary sign a letter to Mr. Robinson written by the Board of Selectmen.

CDC Lynch asked Board members Diorio and Woodbury for contact information.

Chair Leary would like to hold the volunteer form until after the interview process next month.

CDC Lynch passed out the updated Zoning Ordinance and 2017-18 Planning & Land Use Regulation books to the Board.

Selectmen Darcy made a motion to adjourn at 7:20 pm. He was seconded by T. Woodbury. Motion to adjourn unanimous.

Respectfully submitted,

CDC Kathryn Lynch