

Planning Board
Town of Hinsdale, NH
Meeting May 15, 2018

Present: Chair Sean Leary, Selectman Mike Darcy, Members Stefan Zielonko, Tom Woodbury, Megan Kondrat and Ann Diorio. Shawn Lee was excused. Applicants representatives were present, no members of the public were present.

6:30pm Chair Leary read the public notice for an Application for Minor Site Plan Development Review, submitted by Guilford Holdings LLC, Tax Map 36 Lots 1 & 1-1, in the Roadside Commercial District Zone A. The applicant proposes a mixed: residential, marina, proposed flea market. Selectman Darcy made a motion to accept the application. He was seconded by M. Kondrat. The motion passed unanimously.

Rob Hitchcock from SVE Associates and Jean, who has worked for the marina for 20 years were at the meeting to represent the new owners of Norm's Marina, Paul & Christine Bellagor – Guilford Holdings. Mr. Hitchcock explained that the property was purchased about a year and a half ago. The new owners would like to offer a flea market. Since there is a change in use for the property they need to acquire a permit from NH DOT. They will be adding a sign on the property, it will not be in the State ROW. They will have 2 portable toilets on site for the market. They wish to be open 7 days a week 10am – 7pm. They do not have vendors yet. A food vendor will be offered if business picks up. A map of the site was presented.

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

Selectman Darcy asked the following questions: Do the circles on the map represent vendor sites? (Yes, the owner has purchased 15 teepees for the vendor sites, which are 20 ft. high and 20' in diameter). Will these be permanent structures? (No, they will be temporary structures with no base or foundation). Traffic Impact Study? (NH DOT requires this for the driveway cut). Hours of operation follow our noise ordinance. There are over 100 parking spaces which is more than enough. 15 vendors require 45 spaces and 71 boat slips currently, ample parking for this use.

A. Diorio asked if the tee pees are visible from Rt. 119. (No, they are not).

T. Woodbury asked if a dumpster will be on site. (Yes).

S. Zielonko asked if additional lighting is needed. (No).

CDC Lynch asked what months of the year you will be open. (The owner wishes to be open all year round). Selectman Darcy explained that the tee pees would be considered permanent structures and are subject to taxation. Jean explained that she would take this information back to the owners. She wished for permission for all year but they will more than likely be open May 1st – October 31st.

Chair Leary explained that a sign permit is separate and it obtained from the building inspector.

S. Zielonko made a motion to approve the site plan contingent on approval from NH DOT. He was seconded by M. Kondrat. The motion passed unanimously.

Board Business:

Selectman Darcy made a motion to approve the minutes dated 4-17-18. He was seconded by T. Woodbury. The motion passed unanimously.

Chair Leary explained his outline for reviewing the sign ordinance. First, he would like the Board to

review to see if it is in compliance with Reed V Gilbert. Then he would like to identify any problems or areas or concerns. The Chair would like the Board to think of items that have been brought to their attention by the public or through variance requests.

1st How do we feel the sign ordinance holds up to Reed V Gilbert. The Board felt that it seems content neutral

2nd Identify problems. 1. Off premise signs for agricultural businesses. 2. Real Estate signage
3. Directory signage for shopping plazas.

CDC Lynch will look up area towns for off premise ordinances, also contact Keene and NH DOT to inquire about the directory signage, example Gas 2 miles.

Chair Leary explained that at the next meeting he would like to discuss off premise signage, directory signage for shopping plazas and directory signage for around town.

Selectmen Darcy made a motion to adjourn at 7:10 pm. He was seconded by S. Zielonko. Motion to adjourn unanimous.

Respectfully submitted,

CDC Kathryn Lynch