

Planning Board  
Town of Hinsdale, NH  
Meeting May 19, 2020

Present: Chair Sean Leary, Members Tom Woodbury, Selectman Megan Kondrat, Ann Diorio, Sandra Golden, Mike Darcy, CDC Kathryn Lynch and Lyndsay Blake (6:25pm). Applicants and two members of the public were present via zoom.

6:00 pm Chair Leary called the meeting to order and explained the planning board meeting. We are holding this meeting remotely to conduct business for the town per emergency order 12, 16, 17 and 23.

Board members: Chair Leary is at home and his kids upstairs not participating in the meeting, I am attending the meeting remotely because of the State of Emergency. Selectman Kondrat is in a spare room of her home by herself, I am attending the meeting remotely because of the State of Emergency. T. Woodbury is at home in his office by himself, I am attending the meeting remotely because of the State of Emergency. A. Diorio is in the dining room of her home alone, I am attending the meeting remotely because of the State of Emergency. S. Golden is at home in a spare room alone, I am attending the meeting remotely because of the State of Emergency. M. Darcy is at home in his office alone, I am attending the meeting remotely because of the State of Emergency. CDC Lynch is at the town hall in her office with her nephew in the room, I am attending the meeting remotely because of the State of Emergency. Chair Leary explained zoom and how to use chat, raise your hand features. He also explained to the Board that every vote will need to be a roll call votes. He is not muting the conversation but encourages everyone not to speak at once.

The Board started discussion about reorganization of offices. A. Diorio made a motion to nominate Sean Leary as Chair. She was seconded by M. Darcy. Roll call vote: Selectman Kondrat Aye, M. Darcy Aye, T. Woodbury Aye, S. Golden Aye and S. Leary abstained. Motion passed.

S. Golden made a motion to accept the minutes dated 3-17-2020. She was seconded by A. Diorio. Roll call vote: Selectman Kondrat abstained, M. Darcy Aye, A. Diorio Aye, T. Woodbury Aye, S. Golden Aye and S. Leary abstained. Motion passed.

A. Diorio made a motion to nominate Tom Woodbury as Vice Chair. She was seconded by M. Darcy. Roll call vote: Selectman Kondrat Aye, M. Darcy Aye, A. Diorio Aye, S. Golden Aye, Chair Leary Aye, and T. Woodbury abstained. Motion passed.

A. Diorio made a motion to nominate Lyndsay Blake as Secretary. She was seconded by S. Golden. Roll call vote: Selectman Kondrat Aye, M. Darcy Aye, A. Diorio Aye, S. Golden Aye, Chair Leary Aye, and T. Woodbury Aye. Motion passed.

Chair Leary read the public notice or an Application for Minor Site Plan Development Review submitted by David Luebberman, tax map 46, lot 117, 29 Hancock St., in the Residential District, applicant proposes to build 9 apartments within an existing building. The application was shared on the screen.

Christopher St. Laurent owner of 9 Church St. called the Town Hall. He was asked to call in on the zoom line. He decided since he had no objection that he would just go home. He explained that there was a misprint on the zoom public notice stating the meeting was at the Town Hall. Due to the State of Emergency CDC Lynch could not let him into the building.

M. Darcy made a motion to accept the application.

Discussion:

T. Woodbury would like explanation on the Highway Departments comments about not having enough parking. CDC Lynch explained that the Highway Supt. was not aware of the applicant's ownership and use of the abutting lot for parking.

Chair Leary wanted clarification of the comments by the WWPT. CDC Lynch explained that the WWTP Supt. knew some upgrades to the water and sewer lines were necessary but were unsure of what they were and would defer to the Building Inspector and Water/Sewer Supt.

M. Darcy was seconded by S. Golden. The motion passed. Roll call vote: Selectman Kondrat Aye, M. Darcy Aye, A. Diorio Aye, S. Golden Aye, T. Woodbury Aye, Chair Leary Aye, and L. Blake Aye.

Mr. Luebberman explained the parking and showed which lots he owns. He would like to fit as much parking as possible on the 16-18 Church St. property but will need to add a retaining wall. He will also add significant parking at #29 in the area that was previously overgrown but that area cannot hold as much parking the retaining wall would have to be too large and expensive. He referred to the tax maps included in the application. He can create 14 spots and there will be an excess of 20 spots for all of the buildings parking on the abutter lot of 16-18 Church St. He discussed the abandoned road to High St. between the building which was abandoned by the town. CDC Lynch explained that he would need to contact the Selectmen and ask permission to maintain the area, add lighting and cameras on site with a permanent easement. Mr. Luebberman explained that the buildings at #29 has a 1<sup>st</sup> floor with 10-foot ceiling and the second floor has 20-foot cathedral ceilings. This allows him to build a 3-story by splitting the 20-foot-high area. Each apartment will have 2 forms of egress and each floor will have 2 forms of egress. Most of the stained glass will be taken out of the building, but the front glass will remain to pay homage to the prior church.

S. Golden wanted to clarify that the attached design in the application of the first floor will be repeated on floors 2 and 3. (Yes).

There is some parking at 29 Hancock St. but he is not sure how well of an area it will be for parking due to the culvert on the property, he will need to look into it. The neighbors are the Worden's, there building is depicted on the map to the left of the orange car. If anyone is interested in our work we are general contractors if anyone would like to see our work please visit our website. We would like to keep the land below 16-18 Church St. as green as possible.

Public questions: Marcus Worden owner of 27 Hancock St. explained that #29 has been vacant for many years, and rehabbing the building is doing positive work for the town. Most of his questions have been answered tonight. He wanted to explain that the bank with the retaining wall historically gets very wet in the spring and could flood the driveway. (Yes, it needs a French drain and a retaining wall, there is a culvert that is taking in a lot of water. There is also a drainage ditch that drains to Main St.). Kelly Worden owner of 27 Hancock St. explained that they have good tenants and asked if there will be any disruption during construction. (During building rehab and painting of the one side of the building I will need to be on your lot but I am very courteous I will coordinate with your tenant. Your tenants will be welcome to use our parking if there parking area is needed when we maintain that side of the building). Marcus Worden explained that Hancock St. is a 250-year-old street where everything was built when people walked there will be significantly more traffic. (All tenants will be asked to utilize Church St. and to park to the right, all traffic will stay on Church and not Hancock). Marcus Worden asked if the parking

lot would have 2 entrances on the southeast. (No, only the one entrance on the southeast corner of the property).

Hearing no more questions from the public the Chair asked for questions and comments from the Board.

T. Woodbury asked about parking behind the building to the east of the church building, which is 14 spaces which is enough for the 9 units and the 2 duplexes. (Yes, there is also a barn that is used for parking by his tenants). T. Woodbury asked about the road that was abandoned to High St. (The road has not been maintained by the town in years and has large potholes. It is plowed in the winter. I am hoping to turn it into a permanent easement).

Selectman Kondrat asked CDC Lynch what the process would be to come to the selectmen. (A letter would need to be sent to the BOS and they would need to accept his proposal).

T. Woodbury asked if he has contacted the water/sewer department. (Yes, the Superintendent came to the site and explained that the cellar would need to be opened up to look at and change the meter and the pipes would need to be increase for flow into the apartment).

M. Darcy explained that any motion to approve the site plan should be contingent on the water/sewer needs.

S. Golden made a motion to approve the site plan contingent on compliance with the Hinsdale's water and sewer department. She was seconded by M. Darcy. Roll call vote: Selectman Kondrat Aye, M. Darcy Aye, L. Blake Aye, A. Diorio Aye, T. Woodbury Aye, S. Golden Aye, and Chair Leary Aye. CDC Lynch will email Mr. Luebberman the information to contact the Chair of the BOS.

There being no further business to come before the meeting, M. Darcy made a motion to adjourn. He was seconded by Selectman Kondrat. The motion passed unanimously. The meeting was adjourned at 6:50pm.

Respectfully submitted,

CDC Kathryn Lynch