

Planning Board
Town of Hinsdale, NH
Meeting May 21, 2019

Present: Chair Sean Leary, Tom Woodbury, Ann Diorio, William Hodgman Sandra Golden, Beth Nadeau and Selectman Mike Darcy. Lindsay Blake was excused. The applicant and seven members of the public were present.

T. Woodbury made a motion to approve the minutes dated April 16, 2019. He was seconded by A. Diorio. The motion passed unanimously.

Discussion about the website – planning board section – nothing has changed.

CDC Lynch brought a letter that was CC'd to the Planning Board from FEMA explaining that they are reviewing the flood plain maps in the area.

Selectman Darcy swore into office both Sandra Golden and Alternate Beth Nadeau.

6:05 pm Chair Leary read the public notice for an Application for Major Site Plan Development Review submitted by New England Wetland Plants Inc., tax map 30 lot 70, 205 Meetinghouse Rd., in the Rural Agricultural. Applicant proposes a wholesale plant nursery. Selectman Darcy made a motion to accept the application. He was seconded by A. Diorio. The motion passed unanimously.

Dave Anderson presented the site plan and explained that NE Wetland Plants is a wholesale nursery. They grow trees, shrubs, flowers and grass for reforestation projects around New England.

Hearing no questions from the public Chair Leary asked for questions from the Board. Selectman Darcy made a motion to approve the Major Site Plan Development Review. He was seconded by S. Golden. The motion passed unanimously.

Mr. Corse asked about the Intent that he filed. (CDC Lynch explained that it is for any excavation from 4-1-19 to the date of sale, then he can file a report). Mr. Corse explained that he does have a few piles for the Highway Supt. He also asked if he had to reclaim the area that Mr. Anderson will use to grow. (CDC Lynch explained that with the Boards permission her and Rod could inspect the gravel pit to make sure the sloping was reclaimed, that was the concern of the past Board). B. Nadeau made a motion to approve the site visit and inspection of the gravel pit to make sure it met the Boards original intent of reclamation by CDC Lynch and BI Rod Lawrence. She was seconded by A. Diorio. The motion passed unanimously.

Mr. Anderson explained that he will try to eliminate the Japanese Knot Weed. The Board asked that he contact Water Supt. Jack White prior to any eradication unless he is just using black plastic.

Board Business:

Chair Leary asked the Board to discuss their goals or ideas. S. Golden wanted clarification of HCIDC members, are they business owners or residents? (Both). She explained that the racetrack parcel could be a great location for a truck stop. Truck stops offer restaurants, truck mechanics, and people stop and spend money. Greenland NH has a great one and it is valued at 2.8 million. Chair Leary explained this is something that should be discussed further with HCIDC.

T. Woodbury wanted to know if there are larger parcels with less than the needed road frontage from Walmart towards town on Rt. 119. (CDC Lynch will look into this, if the board feels it is in the best economic interest of the town to lower the road frontage in this area it would require a town warrant article).

Bernie Rideout explained that Wal-Mart has deed restrictions for land within 500 ft. of the property. Basically, to the second drive on the old track property.

Georgina Carley asked what happens if they subdivide their lot. (CDC Lynch explained that it is grandfathered as RA until they change it then the two new lots would be RC).

Chair Leary discussed a marketing piece. It would be a video introduction to the town, include all the positive aspects of town. The video could offer detailed real estate information of town owned property and other privately-owned parcels with the owner's permission. All land would be suitable for economic development not residential parcels. The video could be customized to individual people. HCIDC could also use the video to solicit business. There is an opportunity to bring the community together and offer it as an ELO which would receive State and National attention. This would open conversations with property owners. This would be a multi stage project that possibly could be funded by HCIDC. Volunteers would be needed. The video could also promote the parks, rail trails and other recreational features of town. He hopes to discuss this next month at the joint HCIDC and Planning Board meeting.

Chair Leary explained that recently the playground at Heritage Park was discussed. The thought of having a Parks Master Plan works into our Towns Masterplan. This could be a great way to have a clear plan and goal for the park area including the tennis and basketball courts. Recently the Parks and Rec Committee and the Selectmen agreed to a Statement of Purpose for the committee. This is a plan to move forward together to a common goal. He would like to ask CDC Lynch to work with a member of the Parks and Rec committee to begin a Parks Master Plan. Selectman Darcy made a motion to have the Planning Board and Parks and Rec Committee work on a Masterplan. He was seconded by T. Woodbury. The motion passed unanimously. Chair Leary explained that the P&R meeting is Thursday and he will ask for volunteers.

CDC Lynch explained that phase 1 of the safe streets project will be constructed this year. She would like to do a small demonstration for the public. This is an opportunity to collect data and get opinions from the public, community engagement. She would put temporary bump outs at the corner of Depot and Main St, have large maps of the area with the proposed changes. She will be applying for phase 2 of the project this year.

With no other business, Selectman Darcy made a motion to adjourn at 7:03 pm. He was seconded by A. Diorio. The motion to adjourn was unanimous.

Respectfully submitted,

Kathryn Lynch, Community Development Coordinator