

Planning Board
Town of Hinsdale, NH
Community Center
Meeting June 15, 2021

Board Member: Chair Sean Leary, Tom Woodbury, Sandra Golden, Mike Darcy, Ann Diorio and CDC Kathryn Lynch. Selectman Kondrat was excused and Lindsay Blake was absent.

Members of the public present: Edwin Smith, Dwight Smith and Liza Sargent from SVE Associates.

6 pm Chair Sean Leary called the meeting to order and read the public notice for an Application for Minor Site Plan Development Review submitted by Justaplain Realty LLC, tax map 24, lot 54, 758 Brattleboro Rd., in the Roadside Commercial District, applicant proposes mini storage on site. M. Darcy made a motion to accept the application as presented. He was seconded by S. Golden. The motion passed unanimously.

Ms. Sargent displayed the site plan and the Board had copies of the site plan to view. She explained that the lot has a residence and garage currently. The project will be done in phases and the lot will be mixed use to start. The first phase will have storage units on the back of the parcel and the final phase will have the removal of the house and garage. During the final phase the storm water drainage system will be added. The site will not need wastewater.

Mr. Smith explained that the road between parks encroaches on this lot, this was not changed during the boundary line adjustment. The road will be paved but he does not expect grass to grow in the outer areas so in the future it may all be paved to decrease dust. The drainage system can take all the water from the parcel, no water will go off site. The land itself is graded so that it pitches from the outer border to the center of the lot. They performed 15" per hour test pits and the soil is conducive to taking all of the water. He mentioned that phase one may not all be done at once, the cost of the units is rising, there will be a few phases. When the tenant finds housing, they will demo the home and garage, the tenant is actively looking.

There is ample room for a fire truck to go site and there are two fire hydrants in the area. The two existing curb cuts will remain until the house and garage are demolished then they will close the curb cut that goes to the house. The main driveway cut will be widened for the use of the storage facility.

With no public present, Chair Leary closed the public meeting and called for questions from the Board.

M. Darcy asked about lighting. (The applicant explained that lighting is on the last page of the site plan. The lights will be motion sensor lights and will be around all of the buildings). M. Darcy asked if it could be added to the site plan that no items be placed on the side of the road as free. (It can be added to the site plan).

T. Woodbury asked when the 2nd curb cut would be removed. (After the home is demolished, phase 2).

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Mr. Smith wanted to note that until the home is removed the proposed sign will be next to the 2nd curb cut, after the home is removed the sign will be moved to that area.

S. Golden asked if the site would be able to fit a 53' tractor trailer, if a person is moving across country, they would need storage and come with a full-size TT. (The applicant will double check, but is fairly confident that it will work). M. Darcy explained that he works at the business across the street and he has full size TT's on site often. They pull up and back in, which would work for Mr. Smith's lot as well. Mr. Smith explained there is good line of site north to south on this lot.

S. Golden asked the sizes of the units. (The biggest unit is 10x30 on the plan, not sure at the point the full mix of sizes).

Mr. Smith also explained that eventually there will be an automated gate on site.

M. Darcy made a motion to approve the site plan contingent upon the applicant obtaining all state and local permits required and that there will be no dumping or free piles on site. He was seconded by S. Golden. The motion passed unanimously.

S. Golden made a motion to accept the minutes dated 5-18-2021 and the amended the minutes from 3-16-2021 to state the landlord has no intention to evict the tenant. She was seconded by M. Darcy. The motion passed unanimously.

S. Leary explained that review of the Governors Orders we are back to regular monthly meetings, but they can be remote.

With there being no further business to come before the meeting, M. Darcy made a motion to adjourn. He was seconded by A. Diorio. The meeting was adjourned at 6:22 pm.

Respectfully submitted,

CDC Kathryn Lynch