

Planning Board  
Town of Hinsdale, NH  
Meeting June 20, 2017

Present: Chair Sean Leary, Selectman Mike Darcy, Stefan Zielonko, Zeb Hildreth, Megan Bassett, Tom Woodbury, Mo Klein and CDC Kathryn Lynch. Ten members of the public were present.

6:30 pm Chair S. Leary called the meeting to order.

Chair Leary read the Application for Minor Site Plan Development Review submitted by Dexter K. Royce Jr, tax map 15 lot 18, 288 Brattleboro Rd., in the Roadside Commercial District. Applicant proposes building additional buildings for storage and changing from auto sales & service to mini-storage. M. Klein made a motion to accept the application dated 6-6-17 for Dexter K. Royce Jr. He was seconded by S. Zielonko. The motion passed unanimously.

Mr. Royce and David Mann, Land Surveyor, were present. Mr. Royce explained the purpose is to add storage buildings and eventually make the garage storage as well. Business has been downsized and he is trying to adapt to future needs of the community.

Hearing no further comment Chair Leary closed the public portion of the meeting and asked for questions and comments from the Board. M. Klein asked about drainage. (It was explained that they had contacted Ron Bell, Engineer, and they walked the site. The culverts haven't been maintained property and are about 90% full of debris. They plan to clean them out to get them to work properly). M. Klein also asked if the units will be set on top of gravel surface. (Yes, there will be no change. The units will be out of the 15' setback. There will be three phases to this project).

S. Zielonko asked if he plans to demolish the garage. (No, it will eventually be renovated and possibly be used for heated storage).

M. Klein made a motion to approve the Site Plan dated revised 5-2-2017 with the condition that all building and fire codes are met and the culverts are cleaned out. He was seconded by S. Zielonko. The motion passed unanimously.

6:40 pm Chair Leary read the public notice for an Application for a Boundary Line Adjustment and or Minor Lot Line Adjustment submitted by Hinsdale School District for tax maps 43 lot 8 and 45 lot 1, 8-12 School Str., in the Rural Agricultural District. Applicant proposes to convey 1.25 acres from the school district to Patchwork Realty, and to convey 1.25 acres from Patchwork Realty to the town of Hinsdale. M. Klein made a motion to accept the application dated 6-6-2017 for SVE Associates. He was seconded by S. Zielonko.

James O'Malley, School Board Member and Building Improvement Committee Member explained that the construction on the Elementary School passed by the district vote with 3 conditions. 1. They received State Building Aide. 2. The town approved their portion of the project. 3. The land exchange was approved by the Planning Board. For two years the town has voted to set aside money to find the best way to solve life safety issues. They used this money to hire a land surveyor.

Russ Huntley, representing SVE Associates, prepared the plan and conducted a field survey of the properties. It is basically a land swap between the town/school and Patchwork Realty.

M. Klein asked Mr. Huntley for clarification on the map of the survey and ownership. He was satisfied with the explanation.

Bill Rogers, abutter, asked to view the map. He also asked if there would be a buffer. (Yes a 24' buffer continues around the school. Any deeded ROW will extend to Patchwork, but with the property turning into one parcel a ROW may not be needed. Mr. Rogers asked if there will be a fence around the school. (Wayne Woodbridge, Superintendent, explained that a fence has not been discussed at this time. He explained that the Fire Department requires access to the property. Mr. Rogers explained that he was very thankful to view the Site Plan and was happy with the plan.

Chair Leary closed the meeting to the public and asked for questions and comments from the Board.

M. Klein asked about the existing ROW. (It was explained that the ROW hasn't changed and there will be a 24' buffer around the addition).

Selectman Darcy made a motion to approve the Boundary Line Adjustments Plan dated 6-20-2017. He was seconded by M. Bassett. The motion passed unanimously. CDC Lynch asked Mr. Huntley to return with a Mylar that the Chair will sign and he can submit to Cheshire County Registry of Deeds.

Alternate Maureen Lee Bloesch was sworn in by Selectman Darcy.

Selectman Darcy made a motion to approve the minutes dated 5-13-2017. He was seconded by Z. Hildreth. The motion passed with M. Klein abstaining.

Board Business:

The Board further discussed proposed revision to the Zoning Map. Subzones were discussed within the Roadside Commercial Area. Some areas of RC could possibly be used for heavy commercial-manufacturing while others with homes nearby are better suited for smaller businesses. Also discussed where the larger parcels of vacant land. The Board is concerned that it would be used properly unless a back lot could be created. CDC Lynch will look into the weather back lots are acceptable by the State of NH. M. Klein requested a map to review at the next meeting with the current zones shown. He also wondered about moving the TIFD.

S. Leary explained that next month's meeting a map would be available to review. He also requested that Selectman Darcy bring his version of the proposed solar ordinance.

With no further business to come before the meeting, M. Klein made a motion to adjourn. Seconded by S. Zielonko. The motion passed unanimously.

The meeting was adjourned at 7:15 pm.

Respectfully submitted,

Kathryn Lynch  
Community Development Coordinator