

Planning Board
Town of Hinsdale, NH
Town Hall
Meeting June 21, 2022

Board Members: Chair Sean Leary, Sandra Golden, Mike Darcy, Ann Diorio, Tom Woodbury, James Mitchell and CDC Lynch. Selectman Rep. William Hodgman was excused. Representatives for the applicant and three members of the public were present.

6pm Chair Leary called the meeting to order and read the public notice for an Application for Minor Site Plan Development Review submitted by Thicket Hill MHC LLC, tax map 20 lot 4, Brattleboro Rd., in the Roadside Commercial District A, applicant proposes mini storage. A. Diorio made a motion to accept the application. She was seconded by S. Golden. The motion passed unanimously.

Liza Sargent from SVE and Steve Bonnette from Bonnette Law were present to represent Thicket Hill MHC LLC. Liza Sargent explained that the area to be discussed is at the bottom of Thicket Hill, formerly used for mobile home sales. There is electricity at the site and some older cement pads. They plan to narrow the access for entering and exiting. They propose four storage buildings and landscaping. They will not be modifying the slope. Plan to demolish the asphalt and cement. Existing power for lighting. Stormwater catch basins to flow water into the soil. Drip slips on all buildings. There will be room for a fire truck to access property and a WB50 trailer. Attached to the site plan is a surface water drainage plan.

Chair Leary asked for questions from the public.

Michel Alarie, abutter at 464 Brattleboro Road, asked about the setback for the parcel, (the buildings will be move than the required 15' from the side). Pins were found at the top of the hill and by Brattleboro Road. Mr. Alarie was very worried that if no fence than people will have access to his property and sheds. (Mr. Bonnette explained that Mr. Alarie had a very valid concern and stated a fence could be a condition upon approval.

Emily Nelson, abutter at 494 Brattleboro Road, asked what types of items are stored, (just about anything but there are provisions that no vehicles or explosives can be stored and the units cannot be used as a residence).

Chair Leary asked for questions from the Board.

M. Darcy asked about run off mitigation due to the impervious surface, (He was shown the surface water drainage plan. Then he explained had he seen the plan prior he wouldn't have asked the questions).

Liza explained that the only utility on site will be electricity to run the lights on the buildings which will be downcast.

M. Darcy asked if the property will have a gate, (no).

S. Golden asked if will be 24-hour access, (yes).

Liza asked Mr. Alarie if it would be sufficient to have an eight-foot chain length fence from the back of the building to block his parcel, (yes that would work).

M. Darcy made a motion to approve the site plan development review contingent upon an eight-foot chain length fence being constructed on the south side property line at minimum. He was seconded by S. Golden. The motion passed unanimously.

Liza gave Mr. Alarie her contact information.

M. Darcy thanked Liza for a very well-done plan.

The Board reviewed an application for a Wetlands Permit by Notification for 417 Plain Road.

A. Diorio made a motion to accept minutes dated 5-17-2022 as amended. She was seconded by S. Golden. The motion passed unanimously.

CDC Lynch explained she sent an invitation to a Planning webinar via email.

Chair Leary explained that Todd Horner should have an updated Economic Chapter at next meeting. He asked CDC Lynch to have a draft of possible ADU amendment and to email pg. 12 (ADU) and the PUD section of the ordinance to the Board.

Robert Nichols, new owner of 6 Main Street was present. He explained he would like to go up a story but the electric lines would be in site. He asked who to contact to consider moving the lines underground. CDC Lynch explained it would be costly but he needs to pose that question to the Board of Selectmen. He also asked the setback from an electric line. CDC Lynch explained that would be a question for Eversource.

With there being no further business to come before the meeting, M. Darcy made a motion to adjourn. He was seconded by T. Woodbury. The meeting was adjourned at 6:30 pm.

Respectfully submitted,

Kathryn Lynch