

Planning Board
Town of Hinsdale, NH
Meeting August 18, 2020

Present: Chair Sean Leary, Members Tom Woodbury, Selectman Megan Kondrat (6:15), Ann Diorio, Sandra Golden, Mike Darcy, CDC Kathryn Lynch and Lyndsay Blake. The applicant and one member 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.

Roll call 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 alone, 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. S. Golden and A. Diorio were having difficulty so, they were typing all communication.

M. Darcy made a motion to accept the minutes dated 5-19-2020. He was seconded by T. Woodbury. Roll call vote: M. Darcy Aye, A. Diorio Aye, T. Woodbury Aye, S. Golden Aye, L. Blake Aye and S. Leary Aye. Motion passed.

Chair Leary read the application for an Informal Discussion with the Board, submitted by Marc Cavallero, tax map 24 lot 2-3, 743 Brattleboro Rd, in the Roadside Commercial District Zone B. Applicant wishes to start a new business, a separate entity to the current use of the space. Marc explained that currently Monadnock Vapor occupies the entire space at 743 Brattleboro Rd., 2400 sq. ft. They have been doing curbside pickup during the pandemic and it is going well. They decided to continue this and wanted to add space within the building for two golf simulators. They will need to do some remodeling, add a wall, change double doors to a single door, add egress windows, add a bathroom to have two main rooms. The building size is not changing and the uses for both spaces will be retail, so parking should not be affected.

Questions from the Board:

T. Woodbury, to confirm there will be two forms of egress for both spaces, (yes).

M. Darcy, there will be an additional bathroom, is there going to be a site plan presented to the board, (yes).

Chair Leary, signage, what type is requested and will a variance be needed, (we hope to change the existing wall sign to include both businesses, we understand if we choose to do a marquee sign this may require a variance).

M. Darcy explained that the next step is to bring an application to CDC Lynch and schedule a meeting for Development Review.

Board Business:

M. Darcy would like permission to move forward with a zoning update. He would like to draft language to allow mixed use development. He would like to bring this draft to the September meeting. The board was in favor of him moving forward.

CDC Lynch explained that Jeffrey Sutton had questions he would like to informally discuss with the board. The Board agreed to hear him. Jeffrey explained that he is working with Mrs. Gandolfo of 817 Plain Rd. She would like to subdivide her property. Mrs. Gandolfo thinks the parcel may already be subdivided and Chair Leary noticed on the town maps there is a dotted line across the parcel, CDC Lynch will look into this. Previously she brought the subdivision idea to the Planning Board. When abutters were asked, they were not in favor of the subdivision off Plain Rd. because it is a shared 50' ROW. There is another 50' Row off Oxbow Rd. that could be used. CDC Lynch recommended that there could be a dual meeting with ZBA and HPB, the applicant could ask for a Variance to subdivide the parcel with a 50' ROW off Oxbow Rd. (because 200' is required) and if granted the applicant could apply for a subdivision of the parcel.

Chair Leary explained the next step is to meet with CDC Lynch about the dotted line on the map and subdivision that may not have been recorded. They to ask for a dual meeting with ZBA and HPB.

With there being no further business to come before the meeting, M. Darcy made a motion to adjourn. He was seconded by Selectman Kondrat. Roll call vote: M. Darcy Aye, L. Blake Aye, T. Woodbury Aye, S. Goldern Aye, A. Diorio Aye and Selectman Kondrat Aye. Motion passed unanimously. The meeting was adjourned at 6:45pm.

Respectfully submitted,

CDC Kathryn Lynch