

Planning Board  
Town of Hinsdale, NH  
Meeting September 15, 2020

Present: Chair Sean Leary, Members Tom Woodbury, Selectman Megan Kondrat (6:15), Ann Diorio, Sandra Golden, Mike Darcy, and CDC Kathryn Lynch. Lyndsay Blake was excused. The applicants and 2 members of the public were present.

6:00 pm Chair Leary called the meeting to order and read the public notice for Application for Minor Site Plan Development Review submitted by Marc Cavallero, tax map 24, lot 2-3, 743 Brattleboro Rd., in the Roadside Commercial District Zone B, applicant proposes to split the building into two retail spaces.

Marc Cavallero explained that they would like to split their 2700 sq. ft. space in half to offer golf simulators. They will need to move two temporary walls, add a bathroom and egress windows.

With no questions from the public the Chair asked for questions from the Board.

M. Darcy asked for the hours of operation (9am to midnight, because we are unsure of the hours that we will need). He also noted that parking was the same.

T. Woodbury asked if the septic is sufficient for two bathrooms, (yes).

Discussion on signage was to follow the Zoning Ordinance and apply for a sign permit with the Building Inspector.

M. Darcy made a motion to approve the application contingent on building and sign permits are applied for and received from the Building Inspector and that hours of operation are attached to the site plan. He was seconded by A. Diorio. The motion passed unanimously.

Chair Leary read the agenda for an Application for Presentation of Development Concept, Optional Informal Discussion with the Board submitted by Carol Gandolfo, tax map 34 lot 12-4, 817 Plain Rd., in the Rural Agricultural District, applicant proposes to subdivide from 72.9-acre parcel 3 new building lots.

Jeff Sutton representing Carol Gandolfo was present to explain that they would like to build a road to town specifications and then subdivide the parcel. They are doing this to pay for the home for Carol's son who will purchase of the parcels. Jeff passed out a map of the proposed subdivision. The new road would be off Oxbow Road where they own a 50 ft. ROW. He is a contractor and has built roads in the past. This area will be able to sustain a 25' roadway with 12' shoulders on each side. The lots would be perk tested, they would need private water and sewer on parcels. I could extend the road to 1200' and add a 4<sup>th</sup> two-acre lot.

A. Diorio asked if his intention is to have the town take over the road, (yes).

CDC Lynch explained that the town would need to take over the road to have an approved subdivision. They could not subdivide on a private drive because that would create a rear lot.

M. Darcy explained that the first step would be to get on the BOS agenda and explain his conception, then if they decided to access the road as a town road, he assumes there would be a public hearing. Once approved he could return to the HPB and asked for a Major Subdivision.

Jeff asked CDC Lynch to schedule him on the BOS agenda.

Discussion: The HPB does not require perk testing of new lots, but would recommend it. There would be no difference in three or four lot subdivision, as long as the lots have a two-acre minimum and 200 ft. of frontage on a town road. Board recommended that Highway and Fire Department are notified of meetings and that Jeff talk to his neighbors prior to any public hearing.

Board business:

A. Diorio made a motion to approve minutes dated 8-18-20. She was seconded by S. Golden. The motion passed unanimously.

M. Darcy explained his proposed warrant articles. He would like to have a definition for “Multi Use”, retail business or professional residential dwelling. He recommended added to the Business District #27 to allow multi-use or change the other uses in #4 from business or professional to multi-use. He would recommend add an addendum to RC #1 “no single-family residential construction” to add unless part of a multi-use or free-standing business.

M. Darcy will send CDC Lynch a draft form of his proposal.

M. Darcy cannot make next week’s meeting.

Chair Leary would like to continue discussion of the Recreation portion of the Master Plan. He would like the Boards opinions and proposed changes at October’s meeting.

With there being no further business to come before the meeting, M. Darcy made a motion to adjourn. He was seconded by S. Golden. The meeting was adjourned at 7:02pm.

Respectfully submitted,

CDC Kathryn Lynch