

Planning Board  
Town of Hinsdale, NH Meeting  
Sept 17, 2024

Board Members: Chair: Sean Leary, Justin Therieau, Ann Diorio, Sandra Golden, Jim O' Malley, Alex Duso  
Selectboard rep. Mike Carrier and CDC Josh Green.

There were three people in the audience.

6:00 pm Chair Leary called the meeting to order and read the agenda.

Ann moved to accept the Development review application for Great Lakes Marine, which Jim Mitchell seconded. The motion passed unanimously.

Sean calls Brud Anderson from SVE Associates for 723 & 725 Brattleboro Rd. Brud explained that Great Lake Marine is out of Michigan. They were looking for a spot in the NE to open another warehouse. Great Lake Marine is a wholesale business specializing in docks, boat lifts, and related products. The company will not be open for retail. They are expected to have aprox five employees. They plan to be open Monday through Friday from 8-5 and closed on the weekends. The traffic they are expecting is about 1-2 tractor-trailer loads a week. The warehouse is a pre-fabricated 100x100 metal structure. Matt Ribble one of the owners of Great Lakes Marine introduced himself and further explained his business. He explained that one of his manufacturers, FLOE (docks & Lifts), was looking for an area in the Northeast to expand. They would like to open in the Spring of 2025.

The chair asks if there are any questions from the public. No comment.

Josh Green mentions that the board can request a third-party review if they wish. The board decided it was not needed.

With no further questions from the board or audience, Ann motions to accept the Great Lakes Marine Development Review. Justin seconds the motion, which passes unanimously.

Ann moves to approve the minutes from August 20, 2024. Justin seconds the motion, which passed unanimously.

CDC Josh Green brings up a question that Jonah Ketola asked. Jonah is a landowner off Taryn Lane and is looking into developing his parcel. Would it be allowable for Jonah to start on lot 40 off of Monterio Drive? The board has no issue.

The chair asks Ivy Vann to present the Housing Needs Assessment and Ordinance/Zoning audit. Ivy Van and Carl Oglive have been hired through the HOP grant that Hinsdale received back in May. Ivy goes through the

Housing Needs Assessment and ordinance/zoning audit with the board. After the presentation has been finished she gave some of her recommendations to the board. She mentions looking at definitions and removing some of the inconsistency in the language. The PUD ordinance needs a complete overhaul. She concluded that Hinsdale needs more housing choice and more housing availability , particularly at lower price points. Very little housing of any kinds has been added to Hinsdale in the past 20 years. Demographic changes are only going to exacerbate this situation. Ivy lets the board know about the upcoming Housing Academy with four dates throughout October and November.

7:18 pm: Ann moves to adjourn the meeting. Alex Duso seconded the motion, motion passes.

Respectfully submitted by,

Josh Green, Community Development Coordinator