

Planning Board  
Town of Hinsdale, NH  
Community Center  
Meeting September 21, 2021

Board Member: Chair Sean Leary, Sandra Golden, Mike Darcy, Ann Diorio, Lindsay Blake, Tom Woodbury and CDC Kathryn Lynch. Selectman Megan Kondrat was excused. Nine members of the public were present.

6:30 pm Chair Leary called the meeting to order and read the public notice for an Application for a Minor Lot Line Adjustment submitted by St. Joseph's Church – John Hartnett, 35 Brattleboro Rd. and 12 Prospect St., to discuss the possible subdivision of Tax Map 46 Lot 36.

M. Darcy made a motion to accept the application. He was seconded by S. Golden. The motion passed unanimously.

Mr. Hartnett explained that it is all the same information as prior meeting. They want to separate the rectory and barn from the church to create two lots. This subdivision would make it possible to sell the rectory and barn and add that lot to the tax rolls. The rectory is not be needed by the church and hasn't been occupied in 10 years. The zoning variance was granted.

Chair Leary asked for questions from the public, hearing none asked for questions from the Board.

M. Darcy made a motion to approve the subdivision contingent on a certified survey presented to the Town of Hinsdale. He was seconded by S. Golden. The motion passed unanimously.

Chair Leary read the public notice for an Application for Minor Site Plan Development Review submitted by Diamond Sparkler Manufacturing Co. Inc., tax map 28, lot 4, 939 Brattleboro Rd., in the Roadside Commercial District Zone A, applicant proposes to continue use of eight (8) storage containers.

M. Darcy made a motion to accept the application. He was seconded by S. Golden. The motion passed unanimously.

Megan Kearns was present representing Phantom Fireworks, she explained no change.

Chair Leary asked for questions from the public, hearing none asked for questions from the Board.

M. Darcy made a motion to approve the application for two-year storage contingent on restrictions in place. He was seconded by S. Golden. The motion passed unanimously.

Chair Leary read the public notice for an Application for Minor Site Plan Development Review submitted by 571 Realty Trust LLC., tax map 24 lot 2-2, 727 Brattleboro Rd., in the Roadside Commercial District Zone A, applicant proposes to continue use of eight (8) 8x40 Connex Boxes, storage containers.

M. Darcy made a motion to accept the application. He was seconded by S. Golden. The motion passed unanimously.

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M. Darcy made a motion to approve the application for two-year storage contingent on restrictions in place. He was seconded by S. Golden. The motion passed unanimously.

Mr. Savinelli mentioned that they are having problems with shipping and may need his containers in January or February. The Board explained this would be a change of site plan and would warrant an application and hearing.

Chair Leary read the public hearing for an Application for Minor Lot Line Adjustment, submitted by Jared & Jennifer Delano and the Marguerite D. Roberts Trust Agreement, tax map 12 lot 15 and tax map 13 lot 1, Tower Hill Rd., in the Rural Agricultural District, applicants propose to add to map 12 lot 15 by taking it from map 13 lot 1.

M. Darcy made a motion to accept the application. He was seconded by S. Golden. The motion passed unanimously.

Jed Paquine representing the Delano's was present to explain the minor boundary line adjustment. He explained the Delano's needed to purchase a triangular piece of the Roberts property to create a bridge and driveway.

Chair Leary asked for questions from the public, hearing none asked for questions from the Board.

M. Darcy asked about the frontage of the lot. (It was 538' it will be 840' if approved).

S. Golden asked if the driveway was already created, (yes). Will a new home be built on the parcel, (yes)?

Mike Abbott, abutter, explained the land is unusable without this boundary line adjustment. With it, it will allow for a home to be built to add to the tax rolls.

T. Woodbury asked the total acreage after the boundary line adjustment is not on the document, (this will be corrected for the mylar).

M. Darcy made a motion to approve the boundary line adjustment. He was seconded by S. Golden. The motion passed unanimously.

Chair Leary signed the mylar to be filed at Cheshire County Registry of Deeds in Keene by the surveyor.

Todd Horner from Southwest Region Planning Commission (SWRPC) was present to go over the current Master Plan Chapter 4, Economic Development.

Discussion:

Add objective regarding water and sewer on Rt. 119, gives more weight to the subject when it is discussed in the future.

Due to the solar project, there will be no more vacant land in the Industrial area. Zoning in this area should be changed.

The new Roadside Commercial (RC) zones A&B allow for light industry.

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Lot sizes on RC are geared towards RC not Industrial uses due to residences in the area.

Putting infrastructure in the masterplan eliminates hurdles down the road.

Todd suggested a more specific and prioritized list, having goals long short and current.

Benefits are we currently have a great education system, HEDC is very business friendly, we have a wonderful Farmers Market and flowers in the park for downtown. We lack housing.

We need to see more mention of expanding and diversifying the tax base.

Board would like an updated Capitol Improvement Plan (CIP), they feel its important to build CIP so down the road not such a big hit at Town Meeting.

Education: Hinsdale offered extended learning opportunities, works with Windham County Career Center. Suggested to have more adult community partnerships. Keep the youth here. Lots of progress, it should be documented. We need to publicize our town achievements.

Needs to be more communication with local businesses.

New sign at school to promote area events and news.

Housing: It is critical for teachers and medical staff to live in close vicinity of Town. Not a lot of housing at this time due to market.

Suggested to take inventory of specific development projects, what is needed, preliminary engineering costs. Document specific properties, brownfields etc. Target what is needed

Goals, short, medium and long term. Priorities, estimated cost, people power, department or title, find potential funding sources to not increase tax base.

Review the chapter, what needs to be eliminated and what needs more elaboration. Share with CDC Lynch.

Next steps: Todd will continue to work with Chair Leary and CDC Lynch to develop a draft plan that outlines responsibilities of planning board officials, town staff and SWPC staff. This will be reviewed in October

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 8:15 pm.

Respectfully submitted,

CDC Kathryn Lynch