

Town of Hill
Hill Planning Board
Minutes
31 August 2017

In attendance: Bob Helmers, Mike Brady, Tom Whitman
Public: Colin Brown

Meeting opened at 7:05 pm.

Mr. Brown presented preliminary plans for subdivision of a property located on Cass Mill Road near the intersection with Murray Hill Road. The existing parcel is non-conforming, having two dwellings which were grandfathered. The proposed subdivision will create two conforming lots. One lot has an old derelict cabin, which Mr. Brown says is probably not habitable. He will provide photographs and more detail but planning board would likely allow if condition of structure is poor, or the structure lacks septic and kitchen facilities. Mr. Brown also requested waiver of the contour requirement for plats. Planning board would grant waiver since both proposed lots already have houses and steep slopes are located to rear of properties.

Mr. Brown also presented plans for a minor lot line adjustment for a large parcel located on Murray Hill Road, designed to re-establish a property line along an existing stone wall rather than traversing an open field. A slight adjustment was necessary near the road to accommodate the side yard requirement. Both properties currently owned by the same "extended" family. Mr. Brown asked if notices would be necessary since the proposal is a minor lot line adjustment and there are many abutters. Mr. Helmers, citing State RSA, noted that all abutters would need to receive notification, but that a public hearing was not needed. Mr. Helmers will double check RSA and also check RSA regarding disqualification as he is an abutter and the planning board would not have quorum.

Mr. Brown would get list of abutters for both plans and Mr. Helmers will check on availability of members for September 21 meeting.

Meeting adjourned at 7:45 p.m.

Robert Helmers
Planning Board Chair
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