

Town of Hill
Hill Planning Board
Minutes
21 December 2017

In attendance: Bob Helmers, Tom Whitman, Mike Brady, Marshall Bennett
Public: Steve and Tricia Rosen, John Bernard (Lochmere Meadows LLC)

Meeting opened at 7:00 p.m.

Public hearing for the subdivision of land proposed by Lochmere Meadows LLC was opened at 7:01 p.m. Mr. Bernard presented the plans to the board and to the abutters Mr. and Mrs. Rosen. The proposal further subdivides a 12 acre lot that had been subdivided from a much larger parcel several years ago. The current proposal creates a 3 acre lot at the intersection of King and Currier roads and a larger 9 acre lot with frontage on King Road. Mr. Bernard has a party interested in purchasing the smaller lot. Mrs. Rosen expressed concerns about maintaining the rural character of the area, noting that Mr. Bernard had stated that he had created large lots in the previous subdivision to help preserve the rural character and she was concerned that a large number of small lots could be created. Due to road frontage limitations, the larger lot cannot be further subdivided, without construction of a road, which is unlikely as only two lots could be created. Mr Helmers had concerns that the plans had been changed from a preliminary plans and lacked the contour lines which were provided for the 3 acre lot. Mr. Bernard stated that he had been told by his surveyor that the registry of deeds was no longer accepting plats with contour lines. Mr. Helmers was skeptical. However, the town has the previous subdivision plat that shows contour lines for the entire area. Slopes on the larger lot generally range from 8 to 13% and the lot as configured meets town zoning requirements. The plat was reviewed to assure that all requirements of the town subdivision regulations were met. The requirement for contour lines on this plat was waived, only because the previous plat had the contour lines and Mr. Helmers would place a note on the current plat referencing the older plans. A motion was made and seconded to approve the plans. Approved unanimously. Hearing closed at 7:22 p.m. Mr. Bernard and Mr. and Mrs. Rosen departed.

Mr. Brady presented a list of proposed zoning amendments that expand of the commercial zone along NH Route 3A, provide a revised definition and a set of conditions for home business activities in the rural residential district. The board reviewed the list, making adjustments as deemed necessary. Mr. Helmers will make adjustments to proposed amendments and publish notices for a public hearing scheduled for January 25, 2018 in the school cafeteria.

Meeting adjourned at 9:25 p.m.

Robert Helmers
Planning Board Chair
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