

A Meeting of the Planning Board was brought to order at 7:00pm on October 18th, 2018.

Attendance: Bob Helmers, Chairman, Tom Whitman, Vice Chair, Marshall Bennett,
Mike Brady and Charles Estes, Secretary

In the Public Audience – Denise Robie, Paul and Ellen Guild.

Review of Previous Minutes – Previous Minutes were approved as presented.

Mr. And Mrs. Paul and Ellen Guild, – 40 Shop Rd. Hill, NH 03243

Mr. and Mrs. Guild appeared before the board expressing disapproval of the Building Permit and Driveway Permit Granted to the Abutters of their property for the purpose of a primary residence and means of Entry/Egress. **History** – The property abutters (@Archibald) submitted a request for a building permit that was approved by the Selectmen . Additionally the abutters submitted an application for a driveway permit that was initially denied by the highway department. Chair noted that the road agent had applied State of NH rules for driveways to a town road. Chair felt that the siting of the driveway and road conditions meet town regulations for driveways. Matters related to the building permit are administered by the selectmen’s board. Therefore the driveway permit was granted by the Planning Board.

The Guild's questioned if the planning board did a site plan review. The Chairman stated none was required. The Guild's ask if the plan and site for driveway was reviewed. The Chairman acknowledged he is familiar with the property and the board determined the proper action were taken. Mr. and Mrs. Guild assert the following issues with the property;

- Concrete is buried on the land,
- The lot is insufficient in size for building, according to them.
- There is a potential for erosion, road damage and significant potential of flooding, according to them and They are very concerned about the disruption to them due to noise.

The Guilds were advised that each of their concerns will be taken under consideration.
The public audience left at the conclusion of their concerns.

The balance of the meeting was spent in discussion of Zoning Ordinance Amendments. Anything in Commercial Zoning, upon change of use, shall henceforth require Site Plan Review. The Selectmen shall draft the proposed Zoning amendments and amendment to Article 10 penalty. Chair expressed concerns that the recently passed expansion of the commercial district could allow for some potentially large scale subdivision as there are some large lots and zoning requires only 1 acre, rather than the 3 required in the rural residential district from which the lots came. After some discussion, most board members did not appear overly concerned and no action was taken. The Selectmen’s board will host the public hearings for any proposed zoning amendments.

Bob Helmers adjourned the meeting at approximately 8:30 PM.

Respectfully submitted

Charles Estes