

Town of Hill
Hill Planning Board
Minutes
30 January 2019

In attendance: Bob Helmers, Mike Brady, Tom Whitman
Applicant: Steve Thomson, Dave Thomson,
Abutters: Paul Meyerhoeffer, Paul Davis, Dorothy Davis, Caroline Hine

Marshall Bennett and Charles Estes excused absences

Meeting opened at 7:00 p.m.

Chair met briefly with Steve Thomson and determined that application for subdivision was incomplete. Mr. Thomson left briefly to obtain missing requirement. Meanwhile, planning board examined the plat for completeness. Upon Steve Thomson's return. Chair made a motion to accept the application as complete. Motion was seconded and approved unanimously. Chair opened the public hearing for subdivision of land at 7:10 p.m. Prior to the meeting, the Thomsons had shown the subdivision plans to Mr. and Mrs. Davis and Mrs. Caroline Hines. Chair invited Mr. Meyerhoeffer to table and Steve Thomson explained the subdivision to him.

The property is owned by Dave Thomson. He proposes the subdivision of a 34 acre, rather irregularly shaped parcel, abutting NH Route 3A and Fred's Avenue. A 1.6 acre lot will be created with frontage on both NH Route 3A and Fred's Avenue. The remaining land will be accessed by a 40 foot wide right of way, extending from Fred's Avenue running through the proposed 1.6 acre lot along the border with land of Robert and Sonia Blad and extending for 100 feet into the remaining land of Dave Thomson which is approximately 32.6 acres. The proposed 1.6 acre lot has a house located on it, but the applicant intends to remove the structure. The subdivision will create a lot which will be conveyed to Mr. Thomson's son, Steve.

The abutters testified to the good character of the Thomsons and had no objections to the proposed subdivision.

Chair had a few questions about the perc test. The State requirements for drinking water were discussed. Chair suggested the need to place conditions on the subdivision regarding the existing dwelling. After a brief discussion, matters were resolved the hearing was closed at 7:30 p.m. Chair made a motion to approve the subdivision entitled "Subdivision Plan for David F. Thomson NH Route 3A Hill, NH Merrimack Co." dated November 20, 2018. Motion was seconded and approved unanimously without conditions. The mylar was signed and the applicant and abutters departed.

Chair informed the board that the February meeting will hold a hearing for the un-merger and re-merger of land in Hill which is currently merged with land in Danbury. Danbury has already approved the proposal. Chair will forward information to board members soon so that they can have a chance to review the material before the hearing.

Chair notified board that Mr. Madore was asking if he needed to obtain permits before moving a small construction business to Hill. Chair believed the business would be small, on level of a home occupation. After a brief discussion, chair will contact Mr. Madore and try to get more information

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regarding type of equipment, scope of business and if the business will employ anyone other than himself. As Mr. Madore lives in Connecticut, board will attempt to do this remotely, but may call him in for a site plan review consultation. No hurry with timeline as Mr. Madore does not intend to locate himself to Hill until May.

No other business, Motion to adjourn, seconded and approved.

Meeting adjourned at 7:50 p.m.

Robert Helmers
Planning Board Chair
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