

Town of Hill
Hill Planning Board
Minutes
11 May 2017

In attendance: Tom Whitman, Bob Helmers, Mike Brady and Marshal Bennett
Public: Dan Boyce, Sandy Boyce, Keith Hemmingway

Meeting opened at 7:06 pm.

A preliminary consultation for subdivision of land was conducted with Mr. and Mrs. Boyce and Mr. Hemmingway representing the Hill Baptist Church located in the center of the village on Crescent Street. They currently own two lots which are separated by about an acre of town owned land which is part of a larger town lot which includes the park, school and town house. They would like the town to subdivide the town owned lot, splitting off the approximately 1 acre portion which separates the church's two lots. They would then purchase the subdivided lot and merge with the two church lots to create one larger lot, with frontage on Crescent Street. This would enable the church to build an addition to their current structure, mostly to add space for Sunday school and church functions. Additionally, a parking lot would be built north of the church where a driveway to the back lot is located and which is also used as access to the Jennie D. Blake School parking lot, a portion of which overlays church property.

Following some discussion of the matter, the following points were noted:

1. The right-of way (ROW) to the back property and Jennie D. Blake School will need to be relocated. The re-located ROW will run through the parking lot with access from Crescent Street and be available for use by the public to access the public school.
2. The sale of the subdivided lot by the town to the church will need to be approved by voters at town meeting in March.
3. Subdivision will not occur unless sale of subdivided lot is approved by town.
4. The church will bear the expense of the subdivision application, survey and plat.

An alternative to subdivision and purchase is to build a second structure on the back lot which is an alternative that the members of the church would prefer not to pursue. Chair will see if there are any deed restrictions on any of the properties and the Selectmen's board will review the matter to assure the matter can proceed.

The board decided to hold an informational hearing at the regular meeting of the board on 20 July 2017 to receive public comments and general attitude for the proposed subdivision and sale of town owned land. Chair will get notices out soon.

There was a brief discussion of access to Planning Board files which are currently located in two rooms and likely rearrangement of town hall offices and storage areas. Also access to the Registry of Deeds account was briefly discussed.

Meeting adjourned at 8:10 p.m.

Robert Helmers
Planning Board Chair
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