

Town of Hill
Hill Planning Board
Minutes
15 June 2017

In attendance: Tom Whitman, Bob Helmers, Mike Brady and Marshal Bennett
Public: Mr. John March

Meeting opened at 7:04 pm.

A preliminary consultation for a lot line adjustment was conducted with Mr. March who is the surveyor representing Ms. Punderson who owns a large parcel with frontage on Bunker Hill and Snow Roads. The portion near Snow Road was subdivided about one and half years ago. A potential buyer for one of the lots requested more acreage. The current proposal will add about four additional acres to Lot 2 from the previous plans by taking land from the 55 acre parcel. The new lot 2, after the lot line adjustment will be about 16 acres. Neither of the two remaining lots from the previous subdivision will be altered. All lots will conform to the Hill Zoning Ordinance. A motion was made to approve the plat with the following conditions:

1. Submission of the completed application and fees.
2. Submission of the mylar
3. Chair confirming that a public hearing would not be necessary.

(note: the expedited approval was done because of schedule conflicts of members and the inability to attain quorum at the July meeting)

Assuming condition 3 was met, the chair and Mr. March would arrange a meeting to complete the matter.

Motion seconded and passed unanimously. **(see note below)**

Mr. Brady informed board that the selectmen had sent a letter to the owner of the port-a-potty business on Route 3A to contact the Planning Board for discussion concerning the need for site plan permit. There was some discussion as to whether this is an allowable use under the zoning ordinance and if a special exception would also be needed. Differences in opinion regarding the town's definition of home occupation ensued.

Meeting adjourned at 8:00 p.m.

Robert Helmers
Planning Board Chair
Draft

Note regarding follow-up of condition 3 for lot line adjustment:

Chair after reviewing RSA 676:4, e(1) determined that this is a minor lot line adjustment because no new buildable lots were being created. A public hearing for subdivision is not required. However, RSA 676:4, e(1) also requires that all abutters and owners of easements be notified of the plans prior to submittal and approval by the board. This was not done, therefore the board could not validly approve the plans at the June meeting. The board will have to schedule a future date for submittal and consideration of the plans with proper notice provided to all abutters and owners of easements.