

Town of Hill  
Planning Board  
Minutes  
22 July 2020

In attendance: Bob Helmers, Marshall Bennett, Tom Whitman, Mike Brady

Public: Colin Brown (surveyor), Ronald Poitras, Melissa Clark, Jason Avery

Tom Whitman called the meeting to order at 7:05 p.m.

After a very brief discussion motion was made and seconded to appoint Bob Helmers as chairman and Marshall Bennett as vice-chairman. All other positions vacant. Passed unanimously.

Bob Helmers opened the public hearing for the subdivision of land owned by Ronald Poitras at 7:10 p.m. The application had been submitted in mid-March shortly before emergency orders regarding COVID-19 were enacted and the application had been on hold for the intervening months. The subdivision plat creates four lots with frontage on Murray Hill Road and two additional parcels that are to be subdivided, sold and merged to abutters properties. Mr. Poitras made some introductory comments regarding some changes in the original concept for the subdivision. Two of the abutters were prepared to purchase the landlocked parcels and the number of lots had been reduced from five to four to comply with the steep slope provisions of the zoning ordinance. He had also met with Town Road Agent Dean Stevenson about location of driveways and noted that Dean did not have any objections as the road was straight with good visibility. One driveway already exists. Mr. Brady questioned the “square” on lots 1 and 2. Mr. Brown responded that it was a stone wall. Board members briefly discussed the four lots with frontage on Murray Hill Road. Mr. Brown emphasized that the board should acknowledge and consider the creation of the two larger parcels. Mr. Brady asked where the two larger parcels would get their frontage. The two parcels would be sold to and merged with abutters properties that had frontage on Murray Hill Road. Parcel A would be conveyed to the Carlsons, Parcel B would be conveyed to the Clarks. Discussion then focused on the creation of landlocked parcels on the premise of transfer of ownership. The applicants stated that approval of the plat was the first step. Deeds could not be drafted and sale of property could not proceed until a plat had been recorded. Ms. Clark said that they were ready to proceed with purchase. She also stated that the Carlsons were ready to proceed. Board members expressed some concern if the sales did not proceed. Mr. Poitras noted that if the sale did not proceed, then they would likely have to return to board and would then merge the landlocked parcels with lot 4. He also noted that Parcel A had an existing right of way as shown on the plans (which also runs through the Carlson property). Mr. Brown noted that the plats state that the land must be conveyed and merged with abutters properties as noted above. In effect, these plans are not valid unless the actual sale and mergers are completed. Ms. Clark stated that they are under agreement with Carlsons that if they (Carlsons) withdraw, Parcel B is no longer valid. No other comments from abutters or board. Mr. Helmers noted that Mr. Vlitas had contacted the Selectmens office by email expressing concerns about wording in the abutters notice and also about the steep slope of the Poitras property. Mr. Helmers had replied to the email explaining the wording of the notice. Mr. Helmers had checked the planning board mailbox prior to the meeting and found no letter or email notice. Mr. Brady said he was not aware if the selectmen’s secretary had received a response by Mr. Vlitas. The steep slope provisions were reviewed to ensure compliance. No more comments. Public hearing closed at 7:45 p.m. Board members were generally okay with plat. Mr. Helmers made a motion to approve the subdivision plat entitled

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“Subdivision and Lot Line Adjustment Plan for Ronald P. & Candi J. Poitras, John A. & Elizabeth Carlson & Timothy Z. Clark & Melissa C. Chambers-Clark Murray Hill Road Hill, N.H. Merrimack County dated March 17 2020”. The motion was seconded and passed unanimously. Mr. Poitras, Ms. Clark and Mr. Brown departed.

Mr. Avery would like to start a small engine repair shop from his home located on NH 3A in the commercial zone and asked the board what he needed to do in terms of town approval. He would likely post a sign as allowed by town zoning. He plans to work out of his garage, would require minimal customer parking. He plans on travelling to pick up small engines, return to his garage for repairs. The property would principally be used and appear as residential property. The board expressed some concern over noise, smell and hazardous substances. The board tried to classify the enterprise as commercial or home occupation but did not reach a conclusion. Board was also not able to determine if a site plan review permit would be required. Mr. Helmers apologized for not being able to provide a current zoning ordinance. Internet was consulted but proved inadequate for all members to appropriately review. Each board member agreed to individually look at current zoning ordinance in next few days and email their opinions to chair. Board could then decide how to proceed. There is some urgency in the matter. Mr. Avery departed.

Mr. Brady reviewed status of two matters currently before the ZBA and Selectmens board of which the planning board may also be involved.

Meeting adjourned at 8:15 p.m.

Robert Helmers  
Planning Board Chair  
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