

Town of Hill
Planning Board
Minutes
21 January 2021

In attendance: Bob Helmers, Tom Whitman
Excused absence: Marshall Bennett, Bob Dupuis
Public: Thomas Pavelka, Karen Sylvestre, Chris Vlitas

Meeting opened at 7:02 p.m.

Chair informed attendees that the board did not have quorum. The members that were present could discuss matters but no formal decisions could be made. When asked if he was present for either of the two other matters on the agenda, Mr. Vlitas stated he was conducting an audit.

Mr. Pavelka who had first approached the board in November for a preliminary subdivision consultation provided the board with a written statement requesting a merger of R09 lots 47 and 49 prior to an intended subdivision and provided justification for doing so. Mr. Helmers noted that if he was going to subdivide soon, there was no need to merge because the surveyor could simply remove the current lot line on the plat. R09 lot 49 is landlocked by R09 lot 47. There is a thin strip of relatively level land along NH Route 3A before the land slopes very steeply downward. There may be a small area on the western edge of the property that could support a dwelling, septic and setbacks without encroaching the steep slopes. Mr. Pavelka would like to create two lots, being 7 and 14 acres, each with over 600 feet of frontage on NH Route 3A. As such the two proposed lots would comply with town Zoning ordinance. When asked, Mr. Pavelka requested that the merger be performed. Mr. Helmers stated that the full board would have to meet to approve and that he would try to do so quickly. Mr. Helmers also noted that the merger needs to be recorded at the registry of deeds. Mr. Helmers would contact Mr. Pavelka when all was ready. Mr. Pavelka and Mr. Vlitas departed.

As a preliminary consultation, Ms. Sylvestre expressed desire to place a pavillion on her property that could be used to host wedding parties and other functions. Board consulted the zoning ordinance and believed that the use would be allowed under Article V. A. Permitted Uses: Recreation Areas, including day camps without overnight accomodations. Some concerns were raised about noise, traffic and parking. As currently worded the zoning ordinance does not require site plan review for commercial operations in the rural residential zone and the board was not sure if it had any authority. The proposed location of the pavillion is near Needle Shop Brook. Mr. Helmers suggested Ms. Sylvestre contact the NH DES wetlands bureau to ensure compliance with wetland regulations. The subdivision plat of the property shows a "conservation area", but an affidavit from the previous owner, John Moses, states there are no restrictions due to the conservation area. Mr. Helmers said he would check records at the Merrimack Count Registry of Deeds and get back to her. Mrs. Sylvestre departed.

Chair informed Tom of status and events related to the dog kennel special exception.

Meeting adjourned at 8:45 p.m.

Robert Helmers
Planning Board Chair
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