

Town of Hill
Planning Board
Minutes
18 February 2021

In attendance: Bob Helmers, Tom Whitman, Bob Dupuis
Excused absence: Marshall Bennett
Public: Thomas Pavelka, Chris Vlitaz, Bruce Blazon

Meeting opened at 7:13 p.m.

Chair informed board that he had conducted a search of Merrimack County Registry of Deeds (MCRD) records and had not found any easements or restrictions that would prevent the merger of Mr. Pavelka's two properties. The matter has been ongoing since October 2020 because of snowstorms or the inability of the planning board to attain quorum. Mr. Helmers made a motion to approve the merger of Mr. Pavelka's two lots. Mr. Whitman seconded the motion and it passed unanimously. Chair signed the merger form and gave it to Mr. Pavelka informing him that he would need to get it notarized. Chair explained that MCRD was not allowing in person office business and gave Mr. Pavelka a phone number to contact and added that he could call the chair if he encountered difficulty. Mr. Pavelka and Mr. Vlitaz departed.

Mr. Blazon requested the board grant a home occupation permit for the sale of firearms. He stated that he needed the permit to obtain some federal permits related to firearms. Mr. Blazon is currently a resident of Concord but will be moving to Hill soon. The home, located in a remote section of Hill off Snow Road, is located in the rural residential zone. He does not plan to have anything more than a small sign posted on the home and that he did not intend to conduct much business and would be open for about four hours on the weekend. He stated that in the past he has only sold at most a few dozen weapons and that impacts to the neighborhood would be negligible. The gun shop was mostly to comply with requirements of the federal regulations. When asked, he stated that he would not be doing any more shooting than his neighbors. The board had no objections and the chair would draft a permit and mail it to Mr. Blazon. Mr. Blazon departed.

Board discussed applicability of the planning board authority regarding commercial uses in the rural residential zone. Consistent with how home occupations are currently defined in the zoning ordinance, the board will need to issue a home occupation permit for any commercial use in the rural residential zone, unless the business is entirely within the home, without employees, signs, deliveries, parking, etc. Abutters will have to be notified but a posting in the local newspaper was not deemed necessary (the chair will look into legality of this). Mr. Helmers will contact Ms. Sylvestre who had attended the January meeting about hosting weddings and constructing a pavillion and ask her to meet again.

Chair reported that he had found a means of producing the zoning maps, but that he simply had not had time to complete it. It is not certain if the zoning maps of 1990 were ever approved and the current ZO cites the zoning map of 1973. Chair will try to get it done as soon as he is able.

Meeting adjourned at 7:45 p.m.

Robert Helmers
Planning Board Chair
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