



**Town of Hill
Planning Board
Minutes**

Meeting Date:12/16/21

Members Present:Marshall Bennett, Tom Whitman, Christopher Seufert, Shaun Bresnahan, Frank Razzaboni

Members Absent: None

Public in Attendance: Colin Brown

Marshall opened the meeting at 7:00 PM.

Colin Brown had two items he wanted to review with the board; since the minutes from last months minutes were lengthy reviewing the minutes was tabled to the end of the meeting.

Colin presented a layout for a sub-division for the Allen Family. They own approximately 19 acres at the intersection of Cass Mill and Borough Roads; R3-1. This is a simple sub division creating a 3.25 acre and 15.9 acre lot.

The board review the proposed sub division details. The smaller lot contains a house/camp which will meet the set back requirements. Since this lot is less than 5 acres a permit was obtained for a 4,000 sq. ft. leach field capable of 600 GPD

Eventually a family member will build a house on the 15.9 acre lot.

The larger lot has over 700 feet of frontage on Borough Road but the plan creates a ROW over the smaller lot utilizing the existing driveway. This is being done for flexibility in the future.

The map was reviewed and determined to have all of the elements as required by the town sub-division regulations. Colin submitted an application for sub-division, a butter information, envelopes with return receipt and a check for \$150.00 were also submitted which constituted the components for a complete application.

With no further questions the consultation was completed and a public hearing is scheduled for January 20, 2022 @ 7:15 PM. At that time the application will be considered for completeness.

Next Colin presented a Lot Line Adjustment for the Platts Property on Lynch Road (R4-16 & 17). There are two lots which resulted from a sub division in 1974. One lot only has 112 feet of



frontage, the proposed adjustment will make the frontage 162 feet and the second lot will have 250 feet. Shaun asks about the smaller lot not having enough frontage to make it a build-able lot. Colin states that this adjustment makes the lot more conforming and since this lot was grandfathered because it existed prior to zoning it was in fact build able.

Discussion centered on the fact that this lot line adjustment would in fact mean the lot would fall under the current zoning. Tom stated that any action the board takes should result in conforming lots. It was mentioned that a legal opinion would be helpful. Shaun asked if the owners would be willing to put a jog in the proposed new line that would result in both lots having at least 200 feet of frontage? Colin thought his clients would not want to do so. After further discussions Colin agreed to contact his clients to discuss making a jog in the proposed lot line to result in the smaller lot having 200 feet of frontage and the larger having approximately 212 feet.

Colin submitted an application for lot line adjustment, preliminary layout of the proposed adjustment, abutters list with addressed envelopes, return receipts and a check for \$150 were also submitted which constituted the components for a complete application.

A public hearing was scheduled for January 20, 2022 @ 7:30 PM in the Hill Public Library assuming that his clients would approve making both lots at least 200 feet wide. Colin will contact Shaun the week of 12/20 with the clients response. If they approve this change the hearing will proceed. At that time the application will be considered for completeness.

Shaun discussed the requirement for public hearing for changes to zoning ordinance. The final day for posting a hearing is January 7, 2022 and the last day for public hearing would be January 17, 2022. Shaun asked if the board wanted to move forward with deleting Article VIII, Sec D;2 from the Zoning ordinance. This would result in removing the Planning Board from the Special Exception process. Discussion is favorable; Shaun feels that Site Plan and Review which is in place now (and wasn't when zoning was passed) keeps the Planning Board involved.

Shaun made a motion to: Amend zoning ordinance by deleting Article VIII, D: 2. *The Planning Board has found the site to be appropriate for the proposed use.* Tom seconds the motion; motion passes unanimously.

Shaun discusses making a formatting change to zoning ordinance to the Commercial District section (page 18). The change would make this section consistent with both the Village and Rural district by having the Commercial District uses distinguished by A. **USES PERMITTED** and B. **SPECIAL EXCEPTIONS**. Uses 7,8 & 9 would be moved to B. SPECIAL EXCEPTION. Wording will be added consistent with the village and rural district which outlines these uses need a special exception as consistent with Article VIII. The consensus of the board is this would clarify the ordinance and make thing consistent.



Shaun made a motion to update the formatting of zoning ordinance, Commercial District to make the USES PERMITTED and SPECIAL EXCEPTIONS consistent with the Village and Rural Districts. Frank seconds the motion and it passes unanimously.

Shaun makes a motion to schedule a public hearing for the proposed changes to zoning ordinance on January 17, 2022 at 7:00 PM at the Hill Public Library. Marshall seconds the motion, passes unanimously.

Tom brings up the subject of driveway permits and having the selectmen act as agents. RSA 236:13 VI was reviewed as was the Hill Driveway Ordinance. It was determined that the ordinance needs to be updated first and Shaun will discuss with selectmen if this is still desired. Once the ordinance is updated and goes through approval process this change could take effect. Shaun will work on proposed ordinance changes for next regular meeting.

Minutes from the 11/18/2021 Regular Meeting, and Avery and Sylvestre Public Hearings were reviewed and approved as amended.

At 8:25 Tom made a motion to Adjourn, Marshall seconded the motion and it passes unanimously.

Respectfully Submitted

Shaun Bresnahan