

**Hill, NH Planning Board
Meeting Minutes
18 May 2023**

Planning Board Members Present

- Marshall Bennett – Chair
- Tom Seymour – Vice Chair
- Christopher Seufert, Jr.
- Michael Munson
- Stephen Thomson – Select Board Ex-Officio

Planning Board Members Absent

- None

Public in Attendance

- Albert & Janet Moriarty

Call to Order

- Having achieved a quorum, Planning Board Chair, Marshall Bennett called the meeting to order at 7:10pm.

Officer Elections

- The Board continued its discussion regarding the filling of the Secretary and Treasurer positions. After vigorous debate the following elections were made.
- Motion was made and seconded to elect Tom Seymour as Secretary / Treasurer. The motion passed unanimously. Tom Seymour then resigned as Vice Chair.
- Motion was made and seconded to elect Christopher Seufert, Jr. as Vice Chair. The motion passed unanimously.

Approval of Meeting Minutes

- Amendments to the March 2023 meeting minutes to include officer election results were approved. Motion was made and seconded to approve the amended minutes. The motion passed unanimously.

Secretary's Report

- None at this time.

Treasurer's Report

- None at this time.



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Chairman's Report

- None at this time.

Committee Reports

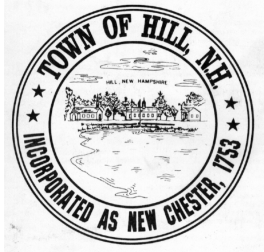
- None at this time.

Reading of Communications Directed to The Board

- Albert & Janet Moriarty submitted details of a plan to build a single-family dwelling on lot #R8-21 on Kensington Road (a Class VI Road). Per town ordinance, the Board of Selectmen has the discretion to authorize the issuance of building permits on Class VI town roads, after review and comment by the Planning Board. After the review of maps and plats, discussion with the Moriarty's, and discussion among Board members, a motion was made and seconded to recommend the approval of the building permit with the following conditions.
 - The waiver of liability, as required per the Class VI Road Policy, to be recorded at Merrimack County Registry of Deeds (Ref. Class VI Road Policy Section 4 and NH RSA 674:41, I (c)(3)), and
 - Obtain agreement with abutter to permit sharing of responsibility for the maintenance of the lower section of Keezar Road beginning at the intersection of Lynch Road and Keezar Road, and
 - Follow town specifications to build or upgrade and maintain the upper section of Keezar Road from where the abutter's responsibility ends through Kensington Road to lot R8-21.

Unfinished Business / Continued Hearings

- Stephen Thomson's research continues on the reclamation plans for the two (2) gravel pits in town. Upon completion, a site visit is planned with agreement from the gravel pit owners.
- Master Plan revision was discussed one more. \$5,000 is in a capital reserve account to pay for the first chapter. Tom Seymour offered to review and outline the master Plan format. Specifically which chapters are mandatory, which are optional, and where to begin.



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New Business / Initial Hearings

- A review and update of the existing zoning ordinance is planned. Societal and environmental concerns have changed significantly since 1988. Specifically, of late, topics such as campers, tiny houses, and excavation sites need to be addressed.

Action Items / June 2023 Agenda

- Tom Seymour to amend March 2023 minutes and submit for publication.
- Tom Seymour to submit formal notice of review, comment, and recommendation to the Board for Selectman regarding the Albert & Janet Moriarty building permit.
- Stephen Thomson to report on research findings regarding gravel pit reclamation plans.
- Tom Seymour to provide outline of mandatory and optional Master Plan chapters and outline proposed actions to move forward.
- Board members to begin initial evaluation of current Zoning Ordinance for revision, with special emphasis on Class VI roads, using campers as dwellings, tiny houses, and excavation site control / restriction.

Adjournment

- Motion was made and seconded to adjourn the meeting at 8:34pm. The motion passed unanimously.

Respectfully submitted,

Tom Seymour, Secretary