

**Hill, NH Planning Board  
Meeting Minutes  
20 July 2023**

Planning Board Members Present

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

Planning Board Members Absent

- None

Public Present

- Laura Dodge, Esq.
- Rick Pescinski

Call to Order

- Having achieved a quorum, Planning Board Chair, Marshall Bennett called the meeting to order at 7:04pm.

Approval of Meeting Minutes

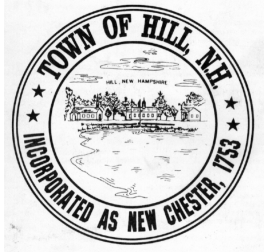
- Marshall Bennett asked for amendments to the May minutes. None were offered. Marshall made motion to approve the minutes and Steve Thomson seconded the motion. The motion passed unanimously.

Revision to Agenda Sequence

- Tom Seymour made motion to alter the agenda schedule and ask that Attorney Dodge and Mr. Pescinski be allowed to come forward to discuss their Informal Submission. Steve Thomson seconded the motion. The motion passed unanimously.

Informal Submission: Extension of Right of Way (ROW) R08-8

- Attorney Dodge and Mr. Pescinski outlined the proposal to (1) gain approval of an extended ROW off from Poverty Pond Road and (2) apply for a building permit for a single-family home on R08-8. The primary focus of the informal discussion was the ROW.
- With the documents offered, the only plat containing previous Planning Board approval was plat #11177 (recorded Merrimack County Registry of Deeds August 7, 1989). Plat #11177 displays the ROW, but the ROW stops short of R08-8. Without the Planning board approval of the extended ROW, frontage is not recognized.
- Plats presented by Attorney Dodge and Mr. Pescinski, drawn by Fieldstone Land Consultants, display the extended ROW but has not been approved by the Planning



## Hill, NH Planning Board Meeting Minutes

Board or registered at Merrimack County Registry of Deeds. Christopher Seufert, Jr. noted that the development of roads requires the oversight of the Planning Board and that the new ROW extension was built without such oversight. Questions remain about the new ROW extension meeting town roadway standards.

- While records were not presented in support, Steve Thomson said that the last court decision upheld a ZBA declaration that upgrades to the ROW must involve the entire ROW. Mr. Pescinski said this would add a considerable cost to his plan. He further inquired as to why he was required to bear this expense when others having built on the ROW were exempt.
- Because abutters are also owners of the ROW, Steve Thomson thought that getting their input prior to submitting a formal application might a wise move. Especially in the likelihood that ROW upgrades would involve abutter's property.
- Steve Thomson and Marshall Bennett were concerned about the width of the ROW and whether it would permit two-way traffic or larger emergency vehicles. Tom Seymour said with a formal and registered waiver of liability holding the town harmless would negate the need to widen the ROW. He said the town already does this with those wanting to build on Class VI roads.
- It was agreed that a formal application for this specific plan should be made under the Land Subdivision Regulations.
- Mr. Pescinski authorized site visits by the Planning Board, as needed.

### Secretary's Report

- Tom Seymour reported on the disorganized state of Planning Board records in the basement. Records are kept in multiple locations without obvious organization. Tom had previously asked the Selectboard for permission to consolidate these records in a single space, which was approved. Tom asked the Planning Board for permission to move forward with the reorganization of records and the Board approved.

### Treasurer's Report

- Year-to-date no monetary transactions occurred.

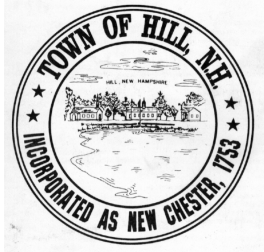
### Chairman's Report

- None at this time.

### Committee Reports

- No committees exist at this time.

### Reading of Communications Directed to The Board



## Hill, NH Planning Board Meeting Minutes

- No communications were received for the Planning board.

### Unfinished Business / Continued Hearings

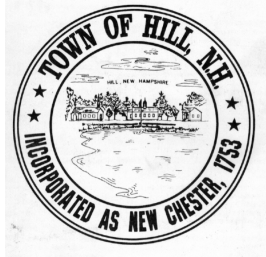
- Gravel Pit Reclamation Plans – Steve Thomson
  - Steve Thomson has been through all the records and requirements. While last year it was decided to let the Selectmen look into this, this Planning Board would prefer to examine the needs themselves. Steve said he would compile the records and bring to the Planning Board for review and discussion. Steve also advised Marshall Bennett that a site visit would be warranted to confirm current status of each gravel pit.
- Master Plan Outline – Tom Seymour
  - Tom Seymour distributed documents summarizing NH RSA outline of Master Plan construction. Tom noted that there are two mandatory elements. One being “vision” that is a set of guiding principles to be applied to the rest of the Master Plan. The second mandatory element is “Land Use” which defines current conditions and future use of land within the town. Other sections are optional, and many exist within the current Hill Master Plan. \$5,000 is in a capital reserve account to offset expenses for revising the first chapter. Tom said this is a major project that will require the entire Planning Board along with town residents and the Lakes Region Planning Commission to complete. Due to the late hour, Tom suggested everyone review the documents and prepare to discuss further at the August meeting.
- Evaluation of Current Zoning Ordinances – All
  - Tom Seymour asked if everyone had begun reviewing existing Zoning Ordinances for updates. The Board has begun to review but was not prepared to offer any suggested revisions at this time.

### New Business / Initial Hearings

- Tom Seymour pointed out that the Planning Board Rules and Procedures, last revised in 2005, were out of date. He also noted that the Land Subdivision Regulations and the associated application were also out of date and in need of updating. Tom said many revisions to the guiding NH RSAs have been made over the years that have not been incorporated into the documents.

### Action Items / August 2023 Agenda

- Steve Thomson to provide records of the court decision regarding the ZBA requiring the ROW leading to R08-8 off from Poverty Pond Road.
- Tom Seymour to identify the volume of Planning Board records and find a single location for their storage.



## Hill, NH Planning Board Meeting Minutes

- Steve Thomson to provide information regarding excavation reclamation for review.
- Planning Board members to continue 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

- With no further business to discuss, Marshall Bennett made motion to adjourn. Steve Thomson seconded the motion. The motion passed unanimously and Marshall adjourned the meeting at 9:37pm

Respectfully submitted,

Tom Seymour, Secretary

APPROVED August 17, 2023