

**Hill, NH Planning Board  
Meeting Minutes  
21 September 2023**

Planning Board Members Present

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

Planning Board Members Absent

- None

Public Present

- Summer Pescinski & Kristopher Lessner
- Dee Bark & David Page
- Jeff & Jane Beach

Call to Order

- Having achieved a quorum, Planning Board Chair Marshall Bennett called the meeting to order at 7:00pm.

Approval of Meeting Minutes

- Marshall Bennett asked for amendments to the August minutes. Mike Munson offered a few grammatical edits. Stephen Thomson made motion to approve the minutes as amended and Marshall seconded the motion. The motion passed with 4 Ayes, 0 Nays, and 1 Abstention (due to absence).

Secretary's Report

- Planning Board records storage relocation continues. This will be a long-term project.

Treasurer's Report

- A spreadsheet printout was provided (see Attachment #1). As of this meeting, total revenue is \$493.16. Total expense is \$150. Anticipated expenses include \$224 for abutters notices, \$65 for newspaper public notice, and \$18 for Merrimack County Registry of Deeds.

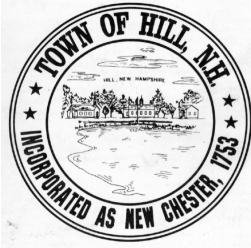
Chairman's Report

- Nothing at this time.

Committee Reports

- No committees exist at this time.

Reading of Communications Directed to The Board



## Hill, NH Planning Board Meeting Minutes

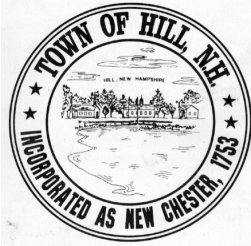
- A notice received from the town of Danbury, NH regarding amendments to an agreement with RM Devco, Inc. and SRK Holdings, LLC was redistributed. The original distribution occurred August 31, 2023 via email (see attachment #2).

### Unfinished Business / Continued Hearings

- NOTE: The following items have been prioritized as agreed to by the Planning Board. Each item will carry a numerical designation prefacing the topic. The intent is to undertake each in numerical order.
- (1) Gravel Pit Reclamation Plans
  - The Board elected to begin reviewing the reclamation plans prior to site visits. A special meeting to review the plans was scheduled for October 12, 2023 at 6:00 pm in the Hill Town Library. The Morrison Pit will be the first to undergo review. It was suggested that the two pits alternate years for review going forward.
- Records of The Court Decision Regarding the Zoning Board of Adjustment (ZBA) Requiring the Right of Way (ROW) Leading to R08-8 Off from Poverty Pond Road
  - Steve Thomson found a 2020 ZBA record that stated significant improvements to the ROW must meet Planning Board approval. It was also noted in the same record that, during a hearing on lot 08-15, any further houses along this same ROW will require complete upgrade of ROW.
  - Hill Subdivision Regulations (2002), Page 24, Paragraph H also states, "Existing streets outside the subdivision, but by which there is access to the subdivision, shall, if practical and necessary, be widened, extended, or improved in compliance with the standards required by these regulations at the expense of the Subdivider."
- (2) Evaluation of Current Zoning Ordinances
  - NH RSA 155-E versus town excavation regulations.
  - Class VI Roads
  - Campers as Dwellings
  - Tiny Houses
- Updating Master Plan (Revised 2007) – OPEN
- Updating Planning Board Rules & Procedures (Revised 2005) – OPEN
- Updating Land Subdivision Regulations (Revised 2002) & Associated Forms - OPEN

### New Business / Initial Hearings

- Summer Pescinski & Kristopher Lessner

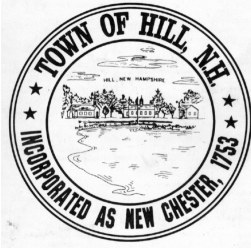


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- Inquiry made regarding the actions required to permit a permanent dwelling on a Class VI Road, specifically the Class VI portion of King Road. They were directed to review the town's Class VI Road Policy for guidance.
- **Dee Bark & David Page**
  - Guidance sought on the planned upgrade to an existing cabin located at 122 Bunker Hill Road. The long-term plan is to build a house. The cabin sits on a 1-acre lot which is below regulation standards for required acreage. 3-acres is the minimum requirement. They own an adjacent lot that is 6-acres. The plan is to perform a lot line adjustment, combining the 2 lots into 1 lot 7 acres in size. They were directed to review the town's Land Subdivision Regulations for guidance. Tom Seymour provided his direct contact information and offered to assist with any questions they may have.
- **Jeff & Jane Beach**
  - An application package seeking to extend an existing right-of-way was delivered. Upon review of the package and the required materials, a motion was made by Marshall Bennett to grant "conditional" acceptance of the application. Tom Seymour seconded the motion. The motion passed unanimously. It is "conditional" pending the delivery of the plat mylar and 2 paper copies of the plat. A review and hearing date was set for October 19, 2023 at 7:15 pm.
- **Richard Pescinski**
  - An application package seeking to extend an existing right-of-way was delivered. Upon review of the package and the required materials, a motion to accept the application was made by Steve Thomson and seconded by Christopher Seufert, Jr. A review and hearing date was set for October 19, 2023 and will be the second of the night.

### Action items

- **Tom Seymour**
  - Submit approved minutes to Town Clerk for posting (website & hard copy file).
  - Post notice of the October 12, 2023 meeting to review excavation reclamation plans.
  - Post notice of the October 19, 2023 meeting for the public hearings of both (see below) subdivision hearings.
  - Mail abutters notices for Beach and Pescinski subdivision public hearings.
  - Place newspaper public notices for Beach and Pescinski subdivision public hearings.
- **Steve Thomson**



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- Obtain the 2020 ZBA record that stated significant improvements to the ROW must meet Planning Board approval. Also, the same record where it stated any further houses along this same ROW will require complete upgrade of ROW as this will apply to one of the above pending public hearings.

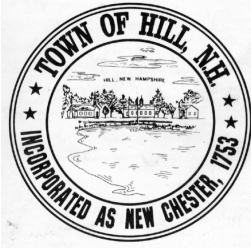
#### Adjournment

- With no further business to discuss, Steve Thomson made motion to adjourn. Marshall Bennett seconded the motion. The motion passed unanimously. Marshall adjourned the meeting at 8:22 pm.

Respectfully submitted,

Tom Seymour, Secretary

APPROVED 12 OCTOBER 2023



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**ATTACHMENT #1**

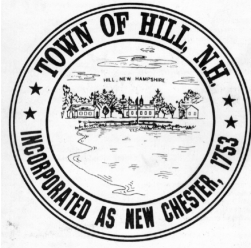
**Hill, NH Planning Board  
Treasurer's Report: September 2023**

**Planning Board Account**

<b><u>APPLICANT</u></b>	<b><u>DEPOSITS</u></b>	<b><u>EXPENSES</u></b>	<b><u>BALANCE</u></b>
Pescinski	\$ 493.16	\$ 150.00	\$ 343.16
<b>TOTALS:</b>	<b>\$ 493.16</b>	<b>\$ 150.00</b>	<b>\$ 343.16</b>

**Pescinski Application Detail**

<b><u>DATE</u></b>	<b><u>DETAIL</u></b>	<b><u>DEPOSIT</u></b>	<b><u>EXPENSE</u></b>	<b><u>BALANCE</u></b>
9/12/23	Fee Deposit	\$ 493.16	\$ -	\$ 493.16
9/13/23	Application Fee Charged	\$ -	\$ 150.00	\$ 343.16
	Abutter's Notices (24 @ \$9.34) (Includes Postage & Printing)	\$ -	\$ -	\$ 343.16
	Newspaper Public Notice	\$ -	\$ -	\$ 343.16



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**ATTACHMENT #2**

**NOTICE OF PUBLIC HEARING PROPOSED AMENDMENTS TO  
DEVELOPMENT AGREEMENT RAGGED MOUNTAIN RESORT**

**TOWN OF DANBURY, NEW HAMPSHIRE PLANNING BOARD**

NOTICE IS HEREBY GIVEN of a public hearing by the Town of Danbury, New Hampshire, Planning Board on Tuesday, September 12, 2023 at 7:00 p.m. at the Danbury Town Hall, 23 High Street, Danbury, New Hampshire, on the application by RM Devco, Inc. and SRK Holdings, LLC (together, the "Applicants") to approve certain amendments to the Second Amended and Restated Development Agreement for the Ragged Mountain Resort dated September 8, 2015, as amended (the "Development Agreement").

The proposed amendments will remain on the agenda for public hearing for each subsequent Planning Board meeting until a final decision is made.

Copies of the proposed amendments to the Development Agreement are or will be available for inspection and copying at the Danbury Town Hall on or before September 1, 2023.

Dated: August 22, 2023

Danbury Planning Board  
Anna Offen, Clerk