

**Hill, NH Planning Board  
Meeting Minutes  
16 November 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

Jeff Beach (Applicant)  
Attorney Laura Dodge (Representing Richard Pescinski)  
Paul Merrill

Call to Order

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

Marshall also elected, with Planning Board agreement, to move directly to the Continued Hearings and New Business then follow with the agenda sequence.

Unfinished Business / Continued Hearings

Jeff Beach

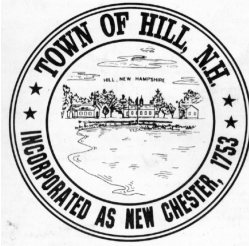
A revised plat was presented illustrating the 200' in question. After review and discussion by the Board. Board consensus was that the information presented satisfies NH RSA 674.41 and qualifies as frontage.

Steve Thomson motioned to approve the plat. Marshall Bennett seconded the motion. The motion passed unanimously. The Secretary will issue a Notice of Decision and have the plat filed with the Merrimack County Registry of Deeds.

Attorney Laura Dodge / Richard Pescinski

A revised plat was presented illustrating an additional view focused strictly on the footage directly related to the lot. The full view could not be revised as the surveyor is obligated to follow specific requirements and guidelines in order to maintain his NH license. Steve Thomson stated the new plat did not represent what he was after, but he understands the surveyor's obligations.

Discussion was had over the unintended consequences of approving a plat with more right-of-way than was needed to satisfy road frontage. There were concerns that the approval would establish road frontage negating the future need for Planning Board



## Hill, NH Planning Board Meeting Minutes

involvement and approvals. It was also noted that a limited approval would set a precedent and problems with possible future denials.

Christopher Seufert Jr. pointed out the wetlands on the plat and advised that wetland permits were needed. However, it could not be determined when the roadwork was done and when the regulations were signed into law. Meaning the work could have been completed before wetland permit regulations were signed into law. Steve Thomson reminded everyone that the Board have previously conditionally approved the package with the condition that the plat be revised, as discussed earlier. He said at this point, the Board needs to decide if the new plat satisfies the state and town requirements.

Tom Seymour made motion to approve the revised plat. Mike Munson seconded the motion. The motion passed with Mike Munson, Tom Seymour, and Marshall Bennett voting in favor and Steve Thomson and Christopher Seufert Jr. voting against. The Secretary will issue a Notice of Decision and have the plat filed with the Merrimack County Registry of Deeds.

### New Business / Initial Hearings

Paul Merrill, of Snow Road (Map R10, Lots 31-2 & 31-3)

Mr. Merrill was seeking input on the possibility of a lot line adjustment. He wishes to adjust the lot with an existing house down to 3-5 acres and add the remainder to the second lot. He was advised to review the Land Subdivision Regulations which will spell out the documents and processes. Mr. Merrill indicated he may be back for further discussions as he gets closer to when he would like to proceed. However, he advised it could be next spring as surveyors he has spoken to are booked until then.

Gravel Pits: NH RSA 155-E vs Hill Excavation Regulations (1981)

This topic was chosen to be the next initiative of the Planning Board. Members should be prepared to discuss at the next meeting in December.

### Approval of Meeting Minutes

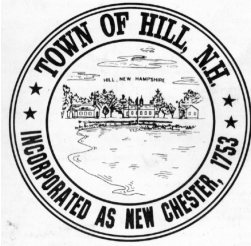
October 19<sup>th</sup> Minutes

Christopher Seufert, Jr. asked the minutes to be revised to include his remarks on Page 5, Section 2 stating "Christopher suggested denying the application, even though a motion had not been made, due to the lack of oversight by the Planning Board. The plan was never submitted but an "Existing Conditions" plan was submitted." All agreed.

Steve Thomson motioned to approve the meeting minutes as amended. Marshall Bennett seconded the motion. The motion passed unanimously.

October 24<sup>th</sup> Minutes

Marshall Bennett asked that the spelling of his last name be corrected and to revise the line on Page 3, Paragraph 4 from "...Christopher Seufert, Jr. made motion of suspend..." to read "...Christopher Seufert, Jr. made motion to suspend..." All agreed.



## Hill, NH Planning Board Meeting Minutes

Steve Thomson motioned to approve the meeting minutes as amended. Marshall Bennett seconded the motion. The motion passed unanimously.

### Secretary's Report

JP Morrison

The certified mail green card has been returned indicating JP Morrison has received our letter. They contacted the Selectmen's Office and advised they are not taking enough from the pit to make re-applying for a permit worthwhile. They said they are considering pit closure. It was acknowledged that pit closure needs to follow the restoration plans on file and the associated restoration escrow account needs to be dispositioned.

Steve Thomson made motion to have the Secretary contact JP Morrison by letter once more and make their presence required at the next Planning Board meeting in order to collaborate on the restoration plans. Mike Munson seconded the motion. The motion passed unanimously.

As a side conversation, Steve Thomson told the Board that issues like these need to be kept up with where Current Use regulations often apply. In such cases, there is a short 18-month window in which the town may issue a land use change tax. Christopher Seufert, Jr. asked who sets the excavation permit duration. Steve said the Planning Board sets the duration. Marshall Bennett suggested the Planning Board create a standard permit duration. However, Steve noted, the duration is established on a case-by-case basis where each planned pit would present differing conditions, including the expected life span of the excavation.

### Pescinski / Attorney Dodge 91-A Request

The 91-A request from Attorney Dodge was received and acknowledged. The acknowledgement established a due date of November 22, 2023. The request included that they be notified of the size and expense of the final package. They will then determine if they will move forward. As of this meeting there are 85 documents, totaling 156 pages, and 1 flash drive containing a meeting recording and 7 maps too large to print. The cost will include documents copied at \$0.50 a page and the price of the, yet-to-be purchased, flash drive.

### Treasurer's Report

The Treasurer's Report was distributed. The report details the following financial accounting:

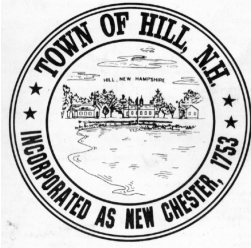
Pescinski Application:

\$419.16 deposited with \$425.74 expended leaving a balance of \$67.42.

Beach Application:

\$315 deposited with \$272.57 expended leaving a balance of \$42.43.

Bark Lot Merger:



## Hill, NH Planning Board Meeting Minutes

\$10 deposited with \$10 expended leaving a balance of \$0.

JP Morrison Permit Notice:

\$0 deposited with \$9.01 expended leaving a balance of -\$9.01.

Any of the above leaving a positive balance once all actions have been completed will be receiving a refund equal to the positive balance.

Marshall Bennett motioned to accept the Treasurer's Report. Christopher Seufert, Jr. seconded the motion. The motion passed unanimously.

### Chairman's Report

No report at this time.

### Committee Reports

No reports as there are no committees at this time.

### Reading of Communications Directed to The Board

None at this time.

### Adjournment

With no further business to conduct, Steve Thomson motioned to adjourn. Marshall Bennett seconded the motion. The motion passed unanimously. Planning Board Chair, Marshall Bennett adjourned the meeting at 8:25 pm.

Respectfully submitted,

Tom Seymour  
Secretary