

**TOWN OF HILL, NEW HAMPSHIRE  
PLANNING BOARD MEETING  
March 22, 2007**

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**Members In attendance:**

Tom Whitman  
Denise Robie  
Judith Brodeur  
Bill Henry  
Bob Helmers  
Gene Seip  
Mike Brady, Selectman  
Norma Kane (Asst. Secretary)  
Earl Munson, Jr.  
Frances Sanderson  
Adam Kurowski, Lakes Region Planning Commission  
Marie Stanley  
Mike Stanley

Acting Chair Denise Robie, called the meeting to order at 7:21 pm. She opened by accepting nominations and seconds for Committee Chair - Bob Helmers and Vice Chair - Denise Robie. Before the election for the office of Secretary could be completed, the meeting was suspended to hear a subdivision request by Earl Munson, Jr. and Frances Sanderson.

**R9-29 13+ acres:** Mr. Munson and Ms. Sanderson requested that the Planning Board informally consider the question of subdividing Mr. Munson's property. He showed maps of the property and advised that this land abuts state land (the Thomas Forest - which the state is being offered the opportunity to purchase), and involves Old Town Road. There was discussion of: steep slopes, number of acres required to subdivide and frontage requirements. The Board's consensus was that this property was considered rural/residential which required three (3) acres with at least 200 foot frontage. There was a question of slopes on the property and the Board stated that as long as the steep slopes were less than 15 percent, there would be no problem with subdividing. If the slopes were more than 15 percent, there would be questions. The Board concluded that the plan as presented appeared okay at this time, and Mr. Munson could proceed on that basis on that plan.

The Planning Board meeting reconvened at 7:50. Mike Brady said that according to the 2006 Town Report and Town Meeting the Planning Board was required to have a representative on the "Road Improvement Committee". Judith Brodeur volunteered to become a member of that committee if the committee can meet in the mornings. Mr. Brady indicated that this would work very well as most of the named committee members were in town and available. This will be determined with all committee members are appointed.

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The Board then asked Adam Kurowski, Lakes Region Planning Commission, to present the draft of the "Master Plan Implementation Matrix" for Board's review. Adam advised the Board The Master Plan is the responsibility of the Planning Board and is considered to be a living document, evolving and changing as reflected in work completed and/or developed. The final chapter of the plan provides steps for Monitoring, Amending, and Updating with the dates to be determined by the Board. the Matrix which has a check list status column, the Priorities (H = 3 years, M = 6 years, and L = 9 years). Together with the Board, he went over the Matrix line by line changes were finalized and agreed upon. Mr. Kurowski and the Board committed to see a final draft of the Matrix and Implementation chapter within two weeks via email, with the final draft to be presented at the next meeting.

The question was raised to Adam concerning the Capital Improvement Program (CIP) time table dates. The Board has already scheduled a plan with LRPC. There was discussion about emails sent which were not received by everyone and Adam said he would verify this information and send copies of the documents to Denise Robie by email.

Bob Helmers then reopened the nominations for Secretary of the Board. Bill Henry accepted the nomination which was seconded and he was elected by acclamation. With the change of officers, Denise Robie transferred the Library key to Bob Helmers and her other town office keys to Bill Henry.

The motion was made and seconded to accept the minutes of the February 15 meeting. Motion passed.

Bob Helmers presented his "Draft" of Permit to Excavate Earth prepared for John Morrison's excavation permit for Board review and comments. It was agreed that the important issues of the document were "reclamation" and "grade/slopes". Mr. Helmers agreed to incorporate the recommendations made, redraft the document and get it out this month.

The meeting was adjourned at 10:25 pm.

Norma W. Kane, Assistant Secretary