

TOWN OF HILL, NEW HAMPSHIRE (DRAFT-Revised 5/29/07) Page 1 of 3
PLANNING BOARD MEETING
May 17, 2007

Members In attendance:

Denise Robie
Bill Henry
Bob Helmers
Gene Seip
Mike Brady, Selectman
Tom Whitman
Judith Brodeur
Seymour Goldberg (alternate)
Bob Walsh (alternate)
Norma Kane (Asst. Secretary)
David Thomson
John Morrison
Marie Stanley
Mike Stanley
Shawn Bresnahan

Chair Bob Helmers called the meeting to order at 7:15 pm.

Mr. Helmers asked David Thomson to present his concern to the Board. Mr. Thomson said he wanted to see if the Board would allow the separate pieces of his property to be returned to one piece of property. He said this would require dissolving the subdivision that had been previously approved by the Planning Board. He advised Lot 1 includes a home business and house and Lot 2 contains 33 acres. The Board said the history and regulations need to be reviewed and provided the opinion that should a fire, etc., occur, the buildings would have to be rebuilt on the footprint. Bob Helmers said he would call Mr. Thomson with an opinion.

I. Morrison Excavation Permit: Mr. Morrison was present and along with Board members, reviewed the draft letter prepared by Bob Helmers which he had received concerning his permit. Changes were discussed and approved by all parties for the following items: Item 8; Item 9; Item 10. a) b) and c); Item 12. Deleted completely; Item 13. Escrow account to be described.

Mr. Helmers advised the next step is a public hearing and agreed to get a list of the abutters and mail notification to the abutters.

II. - Master Plan The Board members, along with Marie Stanley, Mike Stanley and Shawn Bresnahan discussed and agreed to several changes of the script and Priority Schedule of Chapter 7 Implementation and Schedules.

The Board thanked Marie Stanley for preparation of the Historical Chapter. This chapter was reviewed and found to be correct as written. Marie suggested that perhaps the Board would like to include photos in her possession along with the historical information. The Board approved the addition of photos. Marie agreed to send them via email to the Chair for inclusion in this chapter. The Board additionally approved that they should add the rationale for why this chapter is part of the Plan and the goals and objectives of the Historical Chapter should also be stated. Bob Helmers said he would prepare the introduction and Marie will make her changes as recommended. Bob will ask LRPC whether the Historical Chapter is included as part of the original agreement or whether this chapter will be an addendum. The Board will review the final document at the next meeting on June 21.

Denise Robie asked if individuals could purchase their own copies of the Master Plan. A request will be sent to the LRPC to determine if additional copies of the Master Plan Book can be printed and purchased, and if so, that LRPC inform the Board what is the cost of a book.

III. Update on Circle Three Excavation Selectman, Mike Brady said he met with "Skip" Carl Overlock about complaints the Planning Board received concerning their operation. Mr. Brady said there was a "gentlemen's agreement" to resolve some of the issues. He reported there are no real Town of Hill rules and some residents are still unhappy with the pit. There are still complaints about what they are doing with cement and "Illegal industrial use" (a Planning Board issue). There are questions about gravel crushing there, and Brady said there is very little regulation available to control issues raised. He said the Selectmen are trying to deal with the situation. The Board determined that the Circle Three permit expires in August 2008 and does not extend beyond Phase II. Brady asked that the Selectmen be provided with information of the exact parameters and the status of the permit. Bob Helmers will write the letter to the Selectmen.

IV. Review April 19, 2007 Minutes A motion was made and seconded to amend the minutes as follows:

Item II - Excavation Permits - status of new proposals and zoning ordinance: Page 1, Change line 2 from "After hearing Mr. Robie's request and much discussion, Board members *"advised"* to *"stated that"*...

Driveway Permits: Page 3, top paragraph, first line, change *"Bill Henry"* to *"Bob Helmers"*

Subdivision Regulation Amendment: Page 3, first line, delete draft: "Bob said there needs to be a *"draft"* - *deleted*.

The motion passed.

V. Secretary Report Bill Henry reported:

Driveway Permits: No new permits.

Henry said the Road Committee met with the engineers from the outfit doing the water supply and were getting an estimate of the scope of work and fees. They are also pursuing free sources of help in the area.

VI. Chairman Report Chair advised the LRPC has a meeting on June 25 for anyone interested in attending.

June 7 - obtain a community acceptance of the Master Plan.

Mr. Helmers welcomed Bob Walsh, the newest alternate member of the Planning Board, and gave him copies of Board material.

Helmers advised Denise Robie that he felt he had not made it clear to Mr. Robie, that should he wish to do so, he still had the right to pursue his request for a gravel pit with both the Planning Board and the Selectmen.

VII. NEW BUSINESS Mike Brady, Selectman, provided information to the Board that the Selectmen are recommending sale of three (3) lots which are owned by the Town of Hill. He indicated lumber cannot be obtained from these lots and they produce no income for Hill. He identified the lots as:

Two (2) on Borough Road, five (5) acres each

One (1) on King Road

The Selectmen will formally notify the Planning Board and the Conservation Commission of their plans.

The motion was made and seconded to adjourn the meeting. The meeting adjourned at 10:15 pm.

Norma W. Kane, Assistant Secretary