

September 20, 2007

Hill Planning Board Meeting Minutes

Members Present:

Seymour Goldberg (alternate)
Denise Robie (vice chair)
Bill Henry (secretary)

Gene Seip
Mike Brady (selectman)
Tom Whitman

Bob Walsh
Bob Helmers (Chair)

Public Present:

Gary Fouts

Meeting was opened at 7:12 PM.

Minutes: Review minutes from August 16 regular meeting. The minutes were approved as revised.

Gary Fouts: Gary has purchased the Lavin Property on Commerce Street. He asked the board if a site plan review would be necessary to make his planned changes to the building. Where these changes include converting the beauty parlor and office space to apartments, making a change in use then it would require one. The part of the building with the pizza restaurant will remain as a restaurant, and the Laundromat mentioned at the June meeting is not planned at this time.

The plan is to convert the office and beauty shop space into four apartments. There is currently an apartment on the upper floor added by a former owner.

Section 10, A-0 of the site plan regulations was gone through and the following will apply:

D: Parking. The plan that the Lavins had submitted was used to count the number of off street parking spaces. Four apartments with a total of six bedrooms will require eight spaces, two for employees of the restaurant, leaving ten spaces for the restaurant patrons, allowing for forty seats inside.

E: Screening trash storage.

G: Must be reviewed for proper amount

H: A written inspection by the Fire Chief will be required.

K: Existing propane tank.

O: As required

Gary was given a list of these items. A list of abutters and the \$150.00 fee will need to be included with the application.

Secretaries report: One new driveway permit application was received from Norman Holt located on Poverty Pond road (near Hilliard road).

Mail: A letter from the State of NH Joint Board of Licensure and Certification was received informing the board that landscape designers are now required to be licensed.

General discussion concerning trucking over Murray Hill Road, if it can be stopped, past and future road conditions.

Chairman's report:

Mail: Land Use Law seminar Nov. 14, LRPC meeting Sept. 24, LGC Annual Conference Nov. 7-9. Notice from the State of NH to construct a pond on the Thompson State Forest property. A letter of complaint concerning the Circle Three gravel pit was received.

Any final corrections to the Master Plan need to be submitted, the CIP is underway and should be complete by the end of November. The public hearing for both could be held in January or February.

Future meeting agendas should include a review of subdivision and excavation regulations for revision.

Discussion:

Excavation regulation issues.

Circle Three gravel pit hours of operation. Asphalt has being trucked in and stored, can this cause ground water contamination? Did they get a permit to store it? Bob will call Carl Overlock of Circle Three and ask him to provide the permit.

Can road conditions be taken into consideration when reviewing applications?

Traffic control issues.

The meeting was adjourned at 9:15

Respectfully submitted

Bill Henry