

October 18, 2007

Hill Planning Board Meeting Minutes

DRAFT

Members Present:

Seymour Goldberg (alternate)	Gene Seip
Mike Brady (selectman)	Bob Helmers (Chair)
Bill Henry (secretary)	Dave Maloof

Public Present:

Gary Fouts
David Thomson

Meeting was opened at 7:05 PM.

Minutes: Review minutes from September 20 regular meeting. The minutes were approved as written.

Public Hearing: Gary Fouts site plan public hearing for converting the former Lavin property on Commerce Street from office space beauty shop into apartments.

The board reviewed information provided by Gary pertaining to site plan requirements sited at last months meeting. Not included was the location of the trash collection site and required screening. Gary said it will be taken care of later, and indicated its potential location on the plan. Survey plans provided by the former owners site plan review will be accepted as part of the application. Also reviewed were the septic and parking requirements.

Mike Brady moved to accept the site plan, the motion was seconded and the vote was unanimous. The public hearing was closed at 7:35.

David Thomson: David wanted to discuss his desire to subdivide lot # Rxx-xxx on NH Rt. 3A. The lot is part of a former subdivision that has been the subject of some notoriety due to one lot being an odd shape and the use of a private road to achieve frontage for the two lots. The private road was never completed to the plan specification.

David's intent is to subdivide front portion of the lot into a three acre parcel and create a right of way to access the back portion should anyone want to make use of the land and build a road to it. Options for placement of the ROW were discussed as well as incorporating its location to create frontage requirements. David also indicated that he was not considering adjusting the lot lines to improve the shape of the adjoining odd shaped lot at this time. A definition and requirements for a ROW was discussed.

Other topics: Selectman Steve Farris was on the agenda to talk about zoning. In Steve's absence, Mike Brady explained that he wanted to talk about wind powered generators being allowed in the zoning. Would specific zoning for this permitted use need to be added, or should it be entered as a special exception.

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Bob Helmers had attended a Danbury planning board meeting concerning the proposed expansion of Ragged Mountain Resort by its new owners. A binder of information is available for review.

The Windy Peaks development Zoning Board of Adjustment hearing was talked about.

Before the next meeting, Bob suggested reviewing the earth excavation regulations which are in need of update or being rewritten.

The meeting was adjourned at 9:17.

Respectfully submitted

Bill Henry