



**Town of Henniker
Planning Board
Wednesday November 8th, 2023, 6 PM
Community Center**

Members Present: Chairman Scott Dias, Vice-Chair Heidi Aucoin, Keith DeMoura, Dan Higginson, Ryan Haley, Alternate Paul Mulcahey, Selectmen Rep Bill Marko
Member's Excused: Kyle Carson, Selectmen Rep Alternate Neal Martin
Recording Secretary: Hank Bernstein
Guests: See Attached

Item #1 Call to order

Chair Dias called the meeting to order at 6:02 PM and started the meeting with the Pledge of Allegiance.

Item #2 October 11, 2023, Meeting Minutes – Review and approve

B. Marko moved to approve these minutes, seconded by H. Aucoin. Motion carried 5-0-2.

(R. Haley and D. Higginson abstained due to their absence)

Item #3 Projects of Regional Impact

No projects of regional impact.

Item #4 Public Hearings

- a. PBCase 2023:10 Proposed lot line relocation between two adjoining properties, 237 & 265 Davison Road, Applicant: Higginson Land Services – Owner: The Taylor Family Rev. Trust, Map 5A Lots 143 x4 & x5. Zone RN. **Application Acceptance and Public Hearing.**

D. Higginson recused himself.

D. Higginson gave background on the case. When Mr. Taylor built the house on lot 5A-143-X5 the driveway could have functioned as a shared driveway with lot 5A-143-X4. The purpose of this lot line adjustment is to have that driveway serve only one lot. **S. Dias moved to accept the application, seconded by P. Mulcahey. Motion carried 6-0-1.**

S. Dias opened the public hearing.

No public comment.

S. Dias closed the public hearing.

K. DeMoura moved to approve PBCase 2023:10; R. Haley seconded. Motion carried 6-0-1.

- b. PBCase 2023:08 Proposed installation of a ground mounted solar array panel (14.5 feet x 67 feet) on a 23.11 acre property adjoining a single family home, use allowed by Conditional Use Permit, 148 Gould Pond Road, Map 4 Lots 383 E, Zoned RR, Applicant/Owners Gerald & Kathryn Eisen. **Application Acceptance and Public Hearing.**

D. Higginson remained recused.

FINAL

Mike French, Solar Design Engineer with Revision Energy, presented the application on behalf of the Eisens. Mr. French read the project narrative. **B. Marko moved to accept the application, seconded by K. DeMoura. Motion carried 6-0-1.**

The Planning Board discussed potential conditions for the approval of the application. The following stipulations were noted:

- Correct cover letter to address Henniker Zoning Ordinance.
- Emergency disconnect to be reviewed by Fire Department.
- Conditions “can” in decommissioning plan changed to “shall”

S. Dias opened the public hearing.

Phil Sletton, of Gould Pond Rd, spoke in support of the project and shared that the Eisens are excellent neighbors.

No further public comment.

S. Dias closed the public hearing.

M. Fougere spoke to the waiver request. He felt it appropriate given the location and the size of the project. **B. Marko moved to grant the waiver for a full site plan review, seconded by R. Haley. Motion carried 6-0-1.**

B. Marko moved to approve PBCase 2023:08 with the added conditions, seconded by P. Mulcahey. Motion carried 6-0-1.

D. Higginson returned to the Board.

- c. PBCase 2023:09 Proposed site plan application relative to a proposed dentist office, 5,700 square foot building proposed along with parking and associated improvements, corner of Maple Street and Post Office Place, Map 5B Lot 187A, Applicant: Osofson Investments, LLC Owner: Dias Family Rev. Trust, **Application Acceptance and Public Hearing.**

S. Dias recused himself.

Doug MacGuire, Vice President of the Dubai Group, worked on the design plans and represented the applicants. Mr. MacGuire shared a presentation of the proposed plans. He spoke to the proposed lighting, parking and drainage. Mr. MacGuire noted that he had received comments from KV Partners, the Town Engineers, and agreed with their concerns and the Dubai is prepared to address them. Discussion ensued. The Board expressed concern about drainage and had not received confirmation from the Highway Superintendent.

D. Higginson moved to accept the application, seconded by R. Haley. Motion carried 6-0-1.

H. Aucoin opened the public hearing.

Gail Kennedy, of Hall Ave, expressed concerns about the preservation of the existing vegetation, excessive lighting, excessive parking, and traffic flow. K. DeMoura noted that some of these concerns are addressed in landscape plan.

Scott Dias, property owner, noted that Henniker Family Dentistry has been in Town for some time and is active in the community. He shared that they would be a good fit for the location- much better than many alternatives.

Leon Parker, of Liberty Hill Rd, noted that projects on this lot have been discussed for over 35 years. Mr. Parker spoke in support of this project.

FINAL

Tia Hooper, of Hillside Dr, shared a short video detailing how serious the drainage issue is in that area of Town and expressed concern about excess flow. She also shared that FEMA's standards are for a 100 year flood plain, and suggested the plans be revised to that standard.

Scott Dias, property owner, noted that Henniker requires designs be built to the 25 year flood plain, and the Dubay Group has designed to the 50 year flood plain.

Alyssa Goss, of Liberty Hill, expressed concern about the traffic flow.

No further public comment.

H. Aucoin closed the public hearing.

Mr. MacGuire reiterated that they are prepared to address concerns from the Highway Superintendent and KV Partners. Discussion ensued.

D. Higginson moved to approve PBCase 2023:09 conditional upon the results of the soil testing and that drainage be adjusted based on the seasonal high water table; R. Haley seconded.

B. Marko moved to amend the motion, to add written approval by the Highway Superintendent; H. Aucoin seconded.

D. Higginson moved to revoke his move; seconded by P. Mulcahey.

B. Marko moved to approve PBCase 2023:09 conditional upon the concerns of KV Partners, the Highway Superintendent, and the Water Department are address; K. DeMoura seconded. Motion carried 5-0-2.

D. Higginson abstained.

Adjournment

B. Marko moved to adjourn at 7:59 PM, seconded by K. DeMoura. Motion carried unanimously.

Respectfully submitted,

Hank Bernstein

Minute Taker

Minutes Approved:



Meeting: Planning Board

Date: November 8, 2023

PLEASE PRINT

Name

Address

Wren Parker

571 Liberty Hill

GERARD EISEN

148 Gould Pond Rd.

Mike French

15 French Road

Geri Kennedy

217 Hall Ave

~~V Scott Gibson~~

~~188 Foster Hill Pk~~

Jim McComish

Town

Megan McComish

Old Hillsboro Rd

Cathy McComish

Henniker

Philip Stettin

188 Gould Pond Road

TIA Hooper

258 Hillside Drive

Marcey Mason

Milford NH

Chris Labonte

Milford NH

Alyson Gora

442 Liberty Hill

Ron + Martha Taylor

237 Davison Rd H