

DRAFT

Disclaimer – The following are Draft Minutes, which could include errors and are subject to change upon approval of the Planning Board.



**Town of Henniker
Planning Board
Wednesday April 10th, 2024 6 PM
Henniker Community Center**

Members Present: Chairman Scott Dias, Vice-Chairwoman Heidi Aucoin Dan Higginson, Ryan Hayley, Kyle Carson, Keith DeMoura, Selectman Bill Marko
Member's Excused: Paul Mulcahey (alternate)
Town Planner: Mark Fougere
Recording Secretary: Hank Bernstein
Guests: See attached Sign-In Sheet

1) CALL TO ORDER / PLEDGE / ATTENDANCE

Scott Dias opened the meeting with recitation of the Pledge of Allegiance and called the meeting to order at 6:00pm.

2) MEETING MINUTES – REVIEW AND APPROVE.

The Planning Board reviewed the minutes of January 10, 2024. **B. Marko moved to approve as edited, second by R. Haley. The motion carried 5-0-2.**

K. DeMoura and D. Higginson abstained

3) ORGANIZATION OF THE BOARD; CHAIR AND V. CHAIR

D. Higginson moved to nominate Scott Dias as Chair and Heidi Aucoin as Vice-Chair, seconded by B. Marko. Motion carried 5-0-2.

S. Dais and H. Aucoin abstained

Chair Dias thanked the board for being dependable and organized.

4) APPOINTMENT OF ALTERNATE PLANNING BOARD MEMBER – REVIEW AND APPROVE

The board reviewed Scott Osgood's volunteer application. With no motion to appoint Chair Dias informed Mr. Osgood that they will keep his application on file and reach out to him if a position opens.

5) CAPITAL IMPROVEMENT PROGRAM COMMITTEE MEMBERSHIP

The board discussed CIP membership. There are two positions with terms that have expired. One member may seek reappointment. B. Marko, Selectman representative to the CIP, noted that Rocky Bostrom will be stepping down. Mr. Bostrom shared extensive knowledge on the pricing of large equipment and an ideal candidate would be able to fill that role.

Please contact the CIP or Town Hall with information on potential candidates. More information on volunteering for a town committee can be found here: <https://www.henniker.org/site-home/pages/volunteer>

6) PROJECTS OF REGIONAL IMPACT N/A

M. Fougere shared information on a project that will be reviewed at the next meeting. The project is in Hopkinton, but the road access is in Henniker.

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7) **PUBLIC HEARINGS**

- a. PBCase: 2024- 01 Proposed subdivision of an existing 19.58 acre lot into three frontage lots, Foster Hill Road, Map 6 Lot 278-B, Applicant/Owner Wood Hill, LLC. **Application Acceptance & Public Hearing.**

D. Higginson recused himself.

D. Higginson, applicant, gave background on this subdivision. The lot lines are proposed to accommodate minimum acreage and wetlands. D. Higginson noted that he had received comments from Highway Superintendent Leo Aucoin about sight distance, culverts, and easements. D. Higginson shared that the owners are willing to work with the Highway department to do whatever is needed within reason. R. Haley noted that drainage in that area is less than ideal.

S. Dias opened discussion to public comment.

Kelly McCutcheon, abutter, spoke in opposition of driveways for the divided lots noting the dangerous, narrow, curved hill and the safety hazard potential driveways could create. She proposed creating a cul-de-sac for these potential lots.

With no further input S. Dias closed public comment.

The board acknowledged the concerns of the public. The Board discussed their authority over driveway permits, and how that would affect approval of the subdivision.

B. Marko moved to accept PB Case 2024-01, seconded by K. DeMoura. Motion carried 6-0-1.

D. Higginson recused.

M. Fougere listed stipulations. Discussion ensued. The stipulations for this case are as follows:

- **State Subdivision be obtained**
- **Clarification of Lot Numbers**
- **Easement Document Recorded with the Plan**

Discussion on the concerns of the public continued.

H. Aucoin proposed tabling discussion until the board receives feedback from department heads following this public input. R. Haley noted the increased public turnout and supported tabling discussion for further feedback.

S. Dias and K. DeMoura did not support postponing the subdivision approval for feedback on driveway permits.

B. Marko proposed a compromise of tabling discussion and holding another hearing in two weeks instead of at the next meeting.

The board agreed that the plans meet zoning requirements but raised concerns about public safety.

S. Dias noted that the board is voting on a subdivision, not driveway permits. Driveway permit approval is up to the department heads.

The board acknowledged the potential health and safety concerns of the proposed driveways. Both B. Marko and K. Carson asked that these concerns be recorded in the minutes.

S. Dias moved to approve the subdivision as presented with the following stipulations: State Subdivision be obtained, Clarification of Lot numbers, Easement Document Recorded with the Plan; and the minutes reflecting the concerns of the board. K. DeMoura seconded. Motion carried 4-2-1.

R. Haley and H. Aucoin opposed, D. Higginson recused.

D. Higginson returned to the board.

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8) **DISCUSSION**

M. Fougere informed the board of the upcoming public forum addressing findings from a study by the Central New Hampshire Regional Planning Commission that will be held at the Community Center on April 23rd at 6 PM.

H. Aucoin recalled a comment from K. Carson about cases being approved with stipulations and the board not being updated. Discussion ensued. A log of such cases and stipulations was proposed. K. Carson requested the comments from department heads be presented in writing, or simply in an email so the board can feel more comfortable about addressing health and safety concerns.

9) **ADJOURNMENT**

D. Higginson moved to adjourn at 6:53, seconded by B. Marko. Motion carried unanimously.

Respectfully submitted,

Hank Bernstein
Minute Taker

Minutes Approved:



Meeting: Planning Board

Date: April 10, 2024

PLEASE PRINT

Name

Address

Kyle Carson

100 Western Ave

Mark & Courtney Muller

324 Foster Hill Rd

Clifton K. Cahall

~~4~~ 24 Mt William Pond Rd

John & Kelly M'Carthy

378 Foster Hill Rd

of Scott Osprey

118 Foster Hill Rd