

FINAL



**Town of Henniker  
Planning Board Meeting  
Wednesday, March 11, 2020  
Henniker Town Hall**

**Members Present:** Chair Dean Tirrell, Selectman Representative Tia Hooper, Vice Chair Bill Marko, Dan Higginson, Ryan Haley, Scott Dias, Heidi Aucoin, Keith DeMoura

**Town Administrator:** Mark Fougere

**Recording Secretary:** Kelly McCutcheon

Guests: Mr. and Mrs. Diane Les Becquets

**1. Call to Order/Attendance/Pledge**

Chair Tirrell called the meeting to order at 7:00pm.

**2. February 12, 2020 Meeting Minutes- Review and approve**

The board reviewed the meeting minutes from the planning board meeting on February 12, 2020. Mr. Dias made a motion to accept the February 12, 2020 meeting minutes with discussed edits. Mr. Haley seconded the motion. The motion passed 7-0-1 (Hooper)

**3. Discussion: Diane Jacques Les Becquets Revocable Trust 168 Craney Hill Road 1-583-S  
Voluntary Merger of Pre-Existing Lots 1-583-R, 1-583-S and 1-583-T**

The board discussed that this is a standard merger. Chair Tirrell asked if there were any questions from the board.

**Vice Chair Marko made a motion to approve the lot merger as written. Selectman Representative Hooper seconded the motion. The motion passed unanimously 8-0.**

Chair Tirrell discussed that the merger was more of an administrative issue. Chair Tirrell asked about changing the regulation. Mr. Fougere explained the parameters to changing the regulation. Mr. Fougere explained that the board would need to amend the subdivision regulations to make any changes. This amendment could be done at the board's discretion. Selectman Representative Hooper suggested putting the discussion regarding the subdivision regulation amendment on the agenda for the next planning board meeting.

**4. Other Business: Work Session**

Mr. Fougere discussed the voting results from the night before. He stated that all the zoning amendments passed.

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Mr. Fougere stated that he received a notice from a realtor trying to market 13 Maple Street in Henniker. The realtor explained in the email that their client is looking to put in a small coffee shop that would offer coffee, baked goods and crepes. The shop would be open in the mornings 5-6am and evenings 3-4pm and possibly on the weekends. Mr. Fougere asked if the board would like to see the applicant for a site plan.

Vice Chair Marko asked if the traffic plan would be for vehicles would enter from Maple Street or from Gould Street. The board discussed if the applicant should come before the board. Mrs. Aucoin asked if it was the standard for the board to bring a business owner in when a new business is starting. Selectman Representative Hooper asked how long Que Pasa, the previous restaurant at that location, had been gone. Chair Tirrell suggested that the period of time and change of use to the structure warranted bringing in the applicant to meet with the board.

The board questioned the actual building/property that was 13 Maple Street. Mr. Fougere stated that the bank owns the building. The board determined the correct property and determined that yes the applicant should come before the board.

Chair Tirrell congratulated Selectman Representative Hooper, Vice Chair Marko and Mr. Higginson on their re-election. It was discussed that they will need to be sworn in after the town meeting is completed.

Selectman Representative Hooper informed the board of a large meeting with Hopkinton that she and other members of the planning board attended. The DOT was in attendance. There was a lot of discussion regarding a traffic circle. It was discussed that a traffic circle may not be the best long term solution. It was discussed that the DOT did explore an elevated change and it is an option. Selectman Representative Hooper explained that Hopkinton has implemented a TIF district. She suggested that the planning board consider implementing a TIF district as well. Mr. Haley was in agreement. The board discussed their thoughts regarding a traffic circle. A concern was raised about the amount of cars and large trucks that use that intersection.

Mr. Fougere shared that there are companies looking to move to Henniker. One establishment is a manufacturing facility proposed on Stone Falls Road and another is an assisted living group. Selectman Representative Hooper discussed the potential for impact fees. She suggested that impact fees could be restricted to a certain area. She mentioned the downtown area where there is water and sewer. Selectman Representative Hooper referred to the CIP program. Mr. Higginson stated that he feels impact fees deter new buyers.

Mr. Dias stated that the town already has a banner tax rate. The money that is needed should be taken out of taxation. He feels impact fees deter new buyers.

Vice Chair Marko asked to see a study on how much an impact fees actually deters a buyer. Mr. Fougere discussed that Henniker has not had impact fees for about 8 years.

The board discussed the towns in the area that do have impact fees.

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Mr. Haley stated that the board wants to bring people in, not push new businesses away.

Vice Chair Marko suggested that impact fees could relieve a portion of tax burden.

Selectman Representative Hooper stated that she feels the board should hold a discussion regarding impact fees.

Mr. Fougere stated that in the best of times impact fees are not going to collect millions of dollars.

Mr. Dias is concerned regarding businesses walking away, he asked about other towns that have done away with impact fees and why.

Mr. Fougere has listed a discussion on impact fees for the agenda for next month. Vice Chair Marko would like to see a presentation for and against impact fees.

Selectman Representative Hooper stated that impact fees could be an alternative to a tax increase.

Vice Chair Marko asked about the criteria for projects of regional impact. Mr. Fougere stated that it is a project of regional impact is one that would impact the neighboring communities.

Mr. Dias explained that he did go to the Selectboard but continues to be concerned with the dumpster issue in town. The board discussed the specific dumpsters of concern. It was discussed that public health and the Selectboard are responsible for the enforcement regarding the dumpsters.

### 5.Adjournment

**Mr. Dias made a motion to adjourn the meeting. Mr. DeMoura seconded the motion. The motion passed unanimously 8-0.**

The meeting adorned at 7:51pm