



**Town of Plaistow, NH
Office of the Planning Board
145 Main Street, Plaistow, NH 03865**

PLANNING BOARD MINUTES

October 04, 2017

Call to Order: The meeting was called to order at 6:30 PM

ROLL CALL: Tim Moore, *Chair*
Gennifer Silva, *Vice Chair*
Laurie Milette, *excused*
Lisa Lambert, *excused*
Steve Ranlett, *Selectman Ex-Officio*
Geoffrey Adams, *Alternate*
Chantal Boudreau, *Alternate, excused*

Also present: Dee Voss, *Interim Planning Coordinator* and P. Michael Dorman, *Chief Building Official*

★G. Adams was appointed as a voting member for L. Lambert

Agenda Item 2: Minutes of September 06, and 20, 2017 Planning Board Meeting

★S. Ranlett moved, second by G. Silva, to approve the minutes of the September 06, 2017, meeting. There was no discussion on the motion. The vote was 3-0-1 (Silva abstaining).

★S. Ranlett moved, second by G. Silva, to approve the minutes of the September 20, 2017, meeting. There was no discussion on the motion. The vote was 3-0-1 (Ranlett abstaining).

It was noted that there was a Site Walk (88 Plaistow Rd) posted for September 23, 2017. But since there was not a quorum present it was not an official meeting and there are no minutes.

Agenda Item 3: Public Hearings

PB 17-13: An application from Russell Libby (MBT Worldwide, Inc.) for a Lot Line Adjustment that proposes to transfer 0.98 acres (42,465 sq ft) from 11A East Rd, Tax Map 27, Lot 12 in the LDR District to 88 Plaistow Rd, Tax Map 27, Lot 21 in the C1 District. The property owner of record for 11A East Road is Nathan Spero. The property owner of record for 88 Plaistow Rd is MBT Worldwide, Inc.

Michael Malynowski, Allen and Major Associates were present for the application. It was noted that written authorization from both property owners had been received.

M. Malynowski offered the following

- The Lot Line Adjustment Plan proposed to transfer 0.98 acres from 11A East Road to 88 Plaistow Road
- The existing shape of the parcel precluded any development along Route 125
- A variance was needed because the property at 11A East Road was going from 5.18 acres to 4.2 acres, which fell below the minimum required lot sizing. Since the soils were adequate there is no impact to the four (4) units and the functioning of their septic system.

T. Moore asked if the Board had any questions. There were none. It should be noted that there was no one in the gallery to ask questions.

★S. Ranlett moved, second by G. Silva, to accept the application for lot line adjustment between 11A East Road and 88 Plaistow Road as complete. There was no discussion on the motion. The vote was 4-0-0 U/A.

★S. Ranlett moved, second by G. Silva, to approve the lot line adjustment between 11A East Road and 88 Plaistow Road. There was no discussion on the motion. The vote was 4-0-0 U/A.

Agenda Item 4: Stewardship Concept Master Plan

T. Moore noted that Steve Whitman of Resilience Planning and Design had sent in a scope of work to redesign the Master Plan with the Stewardship Concept.

The Board discussed the possibilities of how to finance the proposed \$25,470.00 scope of work. It was suggested that the funding of Task 1 (\$1,520.00) come from the 2017 Engineering and Consultants budget line and the remainder of the funding be split across the 2018 and 2019 budget years using both the Master Plan Update and Engineer and Consultants lines. It was noted that there would need to be a \$2,000.00 added to the Master Plan Update budget line for 2018. S. Ranlett agreed to take the request to the Board of Selectmen.

Agenda Item 5: Zoning Amendments – List to work on

There was a discussion about timelines for posting proposed amendments to the Warrant. It was noted that the official calendar had not been received yet, but would be provided to the Board as soon as it was available.

The Board reviewed a list of proposed amendments:

Article V Establishment of Districts and District Requirements - Table 220-32F.C(1)(a) (LDR District) - *"(1) Minimum lot size (area) per family: 110,000 square feet (all uses)"* Does the Board wish to consider Mr. Zukas' suggestion to drop the minimum lot size to 80,000? Note: if 220-32F.C(1)(a) changes then 220-32F.C.(2) will need to be changed to agree.

Article V Establishment of Districts and District Requirements - Table 220-32G (ICR District) - Would the Board consider amending the ordinance to allow schools (private and/or public) in the ICR District? Schools are not listed as a permitted use in any district. The ICR seems uniquely suited because of the existing mix of commercial and residential uses.

Article V Establishment of Districts and District Requirements §220-34 Dimensional Requirements B. Front yard regulations and exceptions (5) currently reads *"No accessory use or structure may occupy any part of a required front yard."* Strict enforcement of this ordinance would mean that no garages, Quonset Huts or sheds could be placed past the front line of the dwelling, no matter how large a front yard may be. There is already a minimum front set back of 30'/35' (depending on the district) for all structures. Suggested amendment is to delete this section.

Article VI - Planned Residential Development (PRD) - §220-48.G(3) PRD Lot Requirements - *"Dwelling units shall not be located closer than 50 feet to each other."*
Triplex and Quads are allowed in a PRD. If the "dwelling units" can't be any closer than 50' to each other, then triplexes and quads could not be built. Suggested amendment would be *"Foundations shall not be located closer than 50 feet to each other."*

Article VIII - Accessory Dwelling Units - ADUs - §220-57 (General Requirements)

Letter L reads: *"Accessory dwelling units may be added to a single-family residence, an attached garage, or a detached garage. The garage units may be added on the same floor as the garage proper or may be built as a second story to the garage."*

Letter M reads: *"For lots exceeding 160,000 square feet, an accessory dwelling unit may be added as a stand-alone structure provided all other provisions of this ordinance are met."*

So...Does this mean you can't build an ADU on a detached garage unless you have at least a 160,000 square foot lot? But you can build an ADU on an attached garage no matter the size of the lot? Or as long as you build your ADU with a garage or attached to an existing detached garage you can have a stand-alone structure no matter the size of the lot? Seems to be a slight confusion between these two sections.

Article IX - Signs - §220-62.D (Temporary Signs) - *"Temporary signs shall not be installed on in-ground posts or anything else of a visible permanent or semi-permanent nature"* - Strict enforcement of this prohibits wave runner, feather and real estate type signs. Was this the Board's intent?

Article X - Home Occupation: §220-66 Permitted Uses Letter A. Suggested amendment is that *"Internet Sales"* be added as a permitted home occupation.

Article XIV - Impact Fees - §220-94 Payment of Impact Fees - Currently reads *"No building permit shall be issued for new or expanded development....."* NHRSA requires that the payment of Impact Fees is connected to the *Certificate of Occupancy*, closer to the actual impact of the project. Suggested amendment is to just change "building permit" to "certificate of occupancy."

Zoning District Adjustment - Change C2 to C1 at the end of Main St.

The Board decided to at least review language for each of the items. D. Voss will prepare draft language for the November workshop.

Other Business

There was discussion of the proposed lighting at the Safety Complex (Stanwood Ave Extension) and the brightness. M. Dorman will bring the concern back to the Building Committee.

There was no additional business before the Board and the meeting was adjourned at 7:35 p.m.

Respectfully Submitted,

Dee Voss
Interim Planning Coordinator