



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

PLANNING BOARD MINUTES
February 21, 2018

Call to Order: 6:30 p.m.

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

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

T. Moore appointed G. Adams as a voting member for L. Lambert.

Agenda Item 2: Minutes

Minutes of January 24, 2018.

S. Ranlett motioned, second by G. Silva to approve the minutes of January 24, 2018. There was no discussion on the motion. The vote was 3-0-2, (S. Ranlett and G. Silva abstained).

Agenda Item 3: Public Hearings

Continued from December 20, 2017, January 17, 2018, January 24, 2018 and February 7, 2018

PB 17-19: An application from SEC Realty Trust, LLC for an amendment to the condominium site plan that would convert an approved business use to two (2) residential condominiums. The property is located at 138 Newton Rd, Unit 33, Tax Map 70, Lot 21-33 in the ICR District. The applicant is the property owner of record.

Charlie Zilch of S.E.C and Associates, Inc. was present for the application on behalf of the owners SEC Realty Trust and the applicant S&H Walker Woods Holdings, LLC.

Discussion:

C. Zilch presented to the board the amended site plan to convert the two (2) business condos units to two (2) residential condo units.

C. Zilch further discussed the following with the board:

- 1.) The State approved septic system will be added.
- 2.) A second entrance to the property and additional paved parking area that will expand the number of parking spaces.
- 3.) New Hampshire Department of Environmental Services (NHDES) has granted septic and sub-division approval.

C. Zilch told the Board the property is recognized as the Valley Feld Housing Complex.

The Board asked about the fence on the property that is in dis-repair. The Board stated the fence needs to be fixed. The Board discussed having a conditional approval by requiring the repair or replacement of the fence.

C. Zilch informed the Board there are two (2) waiver requests regarding the site plan.

S. Ranlett motioned, second by G. Silva to accept as completed the amended site plan with the condition of the fence being repaired or replaced. There was a brief discussion regarding the fence being repaired. No further discussion. Vote was 5-0-0. U/A.

Waivers:

C. Zilch requests to waive the following Site Plan Review Regulations:

Site Plan Regulation **Article I, Section 230-14.1 HH**, requiring a landscaping plan.

C. Zilch explains the landscaping already exists as shown on the amended site plan.

S. Ranlett motioned, second by G. Silva to grant the waiver request for Article I, section 230-14.1 HH for the reason stated in the request. There was discussion by the Board about the landscaping already being in place. The areas will be enhanced. No further discussion. Vote was 5-0-0. U/A

Site Plan Regulation **Article I section 230-14.1.II** requiring a lighting plan be provided.

S. Zilch explains the site has existing lighting on the property.

S. Ranlett motioned, second by G. Silva, to grant the waiver request for 230-14.1I for the reason stated in the request. The Board briefly discussed the lighting. Dee Voss told the board the lighting is on the site plan. No further discussion. Vote was 5-0-0. U/A.

Discussion:

The Board reminds C. Zilch that the fence must be repaired or replaced as part of the acceptance of the site plan. There was no further discussion

S. Ranlett motions, second by G. Silva to approve the amended condominium site plan with conditions of fence repairs or removal of fence. No further discussion. Vote was 5-0-0. U/A.

PB 18-01: An application from FAOCOM Realty, LLC for a Preliminary Design Review of a proposed amendment to the existing site plan. The amendment proposes to add a 1,080sf addition to the existing maintenance building. The property is located at 87 Plaistow Rd, Tax Map 27, Lot 29 in the C1 district. The applicant is the property owner of record.

D Voss informs the Board there is a staff report a letter from conservation commissions and letter from Mr. Orlando allowing C. Zilch to represent him.

Discussion:

C. Zilch relays the property has changed configurations as part of the conditions previously set through planning and zoning approvals.

Mr. Orlando wants to add additional work space by extending the building 18 feet wide. However there are wet land buffers that need to be conformed to so they need a wet land variance; they are within 30 feet of the wet land buffers were 50 feet is required. The conservation commission has no objection but the plans need two ZBA approval for a variance. He is seeking denial of the application from the Planning Board so the application can go before the ZBA.

S. Ranlett motioned, second by G. Adams, to deny the amended site plan due to infringement of the wet lands buffer and send to the ZBA for a wet lands variance. The vote was 5-0-0. U/A

PB 18-02: An application from David M. Hoyt, Tr. and Henry Torromeo, for a Preliminary Design Review of a subdivision plan. The conceptual plan proposes fourteen (14) residential lots in a Planned Residential Development (PRD) on a 19.76-acre parcel located off Old County Rd (Carli's Way), Tax Map 32, Lot 29, in the RC2 district. The property owner of record is Hoyt Realty Trust, David M. Hoyt, TR and Henry Torromeo.

C. Zilch of S.E.C and Associates is present for the application.

Discussion

D. Voss informs the Board there are copies in their folders of the staff report, copies of the preliminary design review that were sent to the Police Chief and Fire Chief for review and their comments on the proposed plan. The plan will need a couple of ZBA approvals. There are two issues with this plan. First the plan does not reflect the 200-foot frontage required. Secondly, the road leading to the site (Carli's Way) is not an approved town road.

The town was supposed to accept the road upon completion of the road. D. Voss relays the road is not completed as there is no top coat on Carli's Way. When that is completed the town can move forward with accepting the road as a town road.

C. Zilch relays that D. Hoyt understands there will need to be some previous site area improvements. Board asks about the well or water pipes possibly being placed on the road leading into the site area.

C. Zilch mentions there are members of the public present and did not want them to miss out on the opportunity to speak. No comments or concerns from the public are voiced at the meeting

S. Ranlett motioned, second by G. Silva, to deny application for preliminary design plan review and send them to the ZBA due to not enough frontage on a town road and not enough roadway frontage for a PRD. There was no further discussion. Vote was 5-0-0. U/A.

Site Plan/Subdivision Regulation Updates

Tim Moore asks the Board to review Site Plan/Subdivision Regulations Updates & Amendments. There are copies for the Board of each of these.

Tim Moore speaks about two particular amendments he would like to review and work on the language

Other Business

D. Voss mentions in an ongoing effort to clean up the escrow accounts, there is a letter from North Star Centers requesting return of their escrow money. D. Voss informs the Board there is approximately \$1,900 owed to them

S. Ranlett motions, G. Silva seconds to return escrow account balance and any interest due to North Star Centers (Panera Bread). The vote was 5-0-0. U/A.

Town of Hookset has sent notification letter notifying the town of communication facilities i.e... tower.

M. Dorman informs the board a developer that purchased 41 acres on North Ave, has pulled an intent to cut timber permit and is planning to build a subdivision. He expects the developer to come before the planning board soon.

D. Voss relays to the Board there are copies in their file of notices of violations and non-compliance from building department.

S. Ranlett remarks about Jay Davey's property (71 Plaistow Rd) and wants the violations addressed.

D. Voss relays there are steps and procedures in place that need to be followed and assures him these violations are being addressed.

S. Ranlett remarks on the buses parked on the property next to Tractor Supply.

M. Dorman replies this was discussed at the previous planning board meeting and is aware they are parked out there but are parked on pervious / cement pavement.

There were no additional matters before the Board and the meeting was adjourned at 7:12 PM.

Respectfully Submitted,

Joyce C. Ingerson
Recording Secretary