



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

**PLANNING BOARD MINUTES**

**December 19, 2018**

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

**ROLL CALL:** Tim Moore, *Chair*  
Lisa Lambert, *Vice Chair*  
Laurie Milette  
James Peck  
Steve Ranlett, *Selectman's Rep, excused*  
Francine Hart, *Alternate Selectman's Rep, excused*  
Julian Kiszka, *Alternate Selectman's Rep*  
Geoffrey Adams, *Alternate*

Also present: John Cashell, *Planning Director*, Dee Voss, *Planning Board Administrative Assistant*, and P. Michael Dorman, *Chief Building Official*

**Agenda Item 2:**

**a. Review/Approval of Planning Board Meeting Minutes for December 5, 2018:**

★ *J. Peck moved, second by L. Lambert, to approve the Planning Board Meeting Minutes for December 5, 2018. There was no discussion on the motion. The vote was 3-0-2 (L. Milette and J. Kiszka abstaining).*

**b. Review/Approval of Planning Board Site Walk Minutes for the LaPlume property located at 117 Newton Rd. that took place on December 15, 2018:**

★ *L. Lambert moved, second by J. Peck, to approve the Planning Board Site Walk Minutes for December 15, 2018. There was no discussion on the motion. The vote was 4-0-1 (J. Kiszka abstaining).*

**Agenda Item 3: Public Hearings:**

**PB 18-27:** A request from Jason Settineri C.O. Casset Holdings, LLC for acceptance and consideration of an Amended Site Plan Application for 73 Newton Rd, Tax Map 69, Lot 12 in the ICR District. The Plan Amendment proposes to remove an existing shed and replace it with a 30' X 50' equipment storage structure that will overlay and extend the footprint of the existing shed. The owner of record is Casset Holding, LLC.

There was a discussion that per written request submitted by Jason Settineri, applicant, PB 18-27 will be continued until the January 16, 2018 meeting.

**Continued from September 19, 2018 and October 17, 2018**

**PB 18-20:** An application from Exeter Med Real, Inc. for a Lot Consolidation and Site Plan Review. The Lot Consolidation proposes to combine 127 Plaistow Road, Tax Map 29, Lot 58 and 129 Plaistow Rd, Tax Map 29, Lot 59. The Site Plan proposes two (2), two-story medical office buildings with associated parking, landscaping, utilities and storm water management infrastructure. The applicant is the property owner of record for both parcels.

Richard Friberg, Jr., TEC, Chris Raymond, TEC, and Philip Chaput, Exeter Med Facilities Manager, were present for the application.

William Shaffer, 9 Jesse George Rd., was present for the discussion.

R. Friberg offered a brief review of some changes that have been made to the Site Plan at the request of the abutters of Jesse George Rd.

- Employee patio relocation
- Loading dock relocation
- Transformer relocation
- Dumpster relocation
- Expansion of the buffer along Jesse George Rd. Some parking spaces were removed to allow for a minimum of a 20 FT buffer.

It was discussed that there were two (2) Zoning issues that were addressed at the October 17, 2018 Planning Board Meeting:

- a. To allow two (2) buildings on the same site which was supported by the Plaistow Fire Chief.
- b. To allow for an access route onto Route 125.

R. Friberg offered that the Hydrogeologic Study has been completed, and gave a brief review of the process and purpose of the study.

R. Friberg offered that there are three (3) test wells that are used to monitor the groundwater and soil. The Hydrogeologic Study findings showed that the project would not adversely or negatively impact groundwater. It was determined that the groundwater flows South West, which is away from Jesse George Rd. There was one (1) test well that showed an elevated nitrate level. However, it was determined that it does not extend to the next well which suggests that the nitrates were naturally filter out.

R. Friberg offered that:

- The Alteration of Terrain (AOT) permit issued by NHDES has been received.
- The NHDOT Driveway Permit is still pending.
- The NHDES Septic Design Permit for the approval of two (2) septic fields has been received.

J. Peck asked what the nitrate level was for the tested well.

R. Friberg offered that the tests showed the nitrate level to be 12mg/L.

R. Friberg offered that the three (3) test wells are strictly monitoring wells. There is one (1) drinking water well on site that is to be recommissioned.

R. Friberg offered an explanation regarding what is meant by the negative measure of impact to the groundwater as determined by the hydrogeologic study and what the process proves.

T. Moore asked if there were any additional questions.

R. Friberg offered that per Fuss & O'Neill review a note is to be added to the Site Plan regarding the results of the Hydrogeologic Study and warrants that groundwater quality issues will be addressed to the satisfaction of the Town should there be any that come up in the future.

R. Friberg offered that the three (3) monitoring wells will remain in place and be properly maintained.

T. Moore asked if the Board or audience had any additional questions.

D. Voss offered that the one (1) condition regarding the notation of the results of the hydrogeologic study has been satisfied and can be removed as a condition of the final motion to approve the Site Plan.

R. Friberg offered a review of the wheelchair ramp, Type B, located on page C4 of the Site Plan. It meets all Americans with Disabilities Act of 1990 (ADA) rules and regulations. He also offered a review of wheelchair ramps, Type A, also located in certain areas on the Site Plan.

There was a brief discussion regarding the hours of lighting and the usage of the medical related retail areas. It was discussed that lighting will be on a timer and as a condition of approval a note is to be added on the Site Plan stating that all retail space is to be medical related.

W. Shaffer, 9 Jesse George Rd., asked for confirmation that all well and septic regulations will be abide by.

R. Friberg offered that all septic rules and regulations will be followed and that the septic design includes a second septic location to address the usage of the retail space.

R. Friberg offered a review of two (2) request letters sent to the Planning Board in regard to the access point utilizing the existing curb cut on Route 125 and the letter regarding the construction on two (2) buildings on one (1) lot.

R. Friberg offered that a note will be added to the Site Plan to state that all lighting hours will be in accordance with the Town of Plaistow regulations.

There was a discussion that the time frame for the construction of the Phase II building has not yet been determined. The second building site will remain a level, grassed area until construction starts for the second building.

J. Cashell offered that the proposal is planning ahead for the full build out of the two (2) buildings and all roadways ahead of time. Once Phase I construction starts, there is no set time frame that states when Phase II needs to be completed.

J. Cashell offered that Exeter Med has done a very good job of providing buffers between the commercial area and the abutters' properties. The abutters should know that the facility that is proposed is considered high end and that it will provide medical services to the community.

**★ L. Lambert moved, second by J. Peck, to approve the lot consolidation and Site Plan for two (2) medical office buildings, with related retail space and associated parking at 127 and 129 Plaistow Road, Tax Map 29, Lots 57 and 58 with the following conditions:**

- **Note citing all approved State permits by number added to final recording plan**
- **Receipt of approved NHDOT Driveway Permit**
- **Receipt of approved NHDES septic design**
- **Note stating that the retail space is to be medical related**

**There was no discussion on the motion. The vote was 5-0-0 (U/A).**

#### **Agenda Item 4. Public Hearing for proposed Zoning Amendments:**

**a. Add a new paragraph to the Zoning Ordinance, Section 220-2.1, Article III, General Provisions, that states any application for physical changes or changes of use to a lot that does not have an existing Site Plan of record, that is, on file with the Town of Plaistow and the Rockingham County Registry of Deeds, must include a Site Plan in the application that**

**conforms to the Plaistow Zoning Ordinance and all Site Plan Review and Subdivision Regulations.**

T. Moore asked if there are any comments or discussion.

J. Cashell offered that the language used is the standard language that is found in most ordinances regarding Site Plan proposals.

It was discussed that there are a couple minor typographical errors that will need to be corrected.

**★ L. Lambert moved, second by J. Peck, to post to the warrant Article Z-19-1. Are you in favor of Amendment #1, as proposed by the Plaistow Planning Board, to the Plaistow Zoning Ordinance, Article III, General Provisions, by adding a new section 220-2.1, as written. There was no discussion on the motion. The vote was 5-0-0 (U/A).**

**b. Add a new paragraph to the Zoning Ordinance, Section 220-2.2, Article III, General Provisions, that requires a paper or electronic copy of all septic system designs be submitted with all applications as appropriate.**

**★ J. Peck moved, second by L. Milette, to post to the warrant Article Z-19-2. Are you in favor of Amendment #2, as proposed by the Plaistow Planning Board, to the Plaistow Zoning Ordinance, Article III, General Provisions, by adding a new section 220-2.2, as written. There was no discussion on the motion. The vote was 5-0-0 (U/A).**

**c. Add a new paragraph to the Zoning Ordinance, Section 220-15, Article III, General Provisions, that states no commercial or industrial use may occur on a site without site plan approval unless the Planning Board has granted temporary permission for such use.**

**★ L. Lambert moved, second by J. Peck, to post to the warrant Article Z-19-3. Are you in favor of Amendment #3, as proposed by the Plaistow Planning Board, to the Plaistow Zoning Ordinance, Article III, General Provisions, Section 220-15, Construction prior to plan approval, by lettering the existing paragraph as "A" and by adding a new paragraph "B", as written. There was no discussion on the motion. The vote was 5-0-0 (U/A).**

#### **Amendments for Discussion:**

**a. Add new language for noise to Article III, §220-5 creating a maximum decibel level.**

J. Cashell offered an introduction to the proposed noise ordinance by section, explained where the ordinance language was derived from, and offered an overview of the example parameters for enforcement.

There was a discussion to ponder over the parameters for enforcement that may need to be adjusted to customize them specifically for the needs of the Town of Plaistow. It was discussed that there may be some need for additional consultation with an expert.

There was a discussion about fine tuning the Noise Ordinance language and when it should be presented at a Public Hearing and posted to the warrant for voting.

**★ J. Peck moved, second by J. Kiszka, to move the proposed Noise Ordinance Article Z-19-4 discussion to the Public Hearing scheduled on January 2, 2018. There was no discussion on the motion. The vote was 5-0-0 (U/A).**

**b. New Solar Ordinance (full language available in the Planning Office)**

T. Moore offered a review of the proposed Solar Ordinance.

**J. Peck was excused at 8:15pm. G. Adams was appointed as a voting member at this time.**

T. Moore asked if the Board had any questions.

T. Moore offered a brief review of the Table of Permitted Uses.

It was discussed that T. Moore and D. Voss attended solar workshops in which it was highly recommended that the Town have a Solar Ordinance in place to avoid the construction of full blown solar farms.

L. Lambert asked J. Kiszka for his input on the size specifications and restrictions of solar collection devices based upon his personal experience by having solar collection devices on his property.

J. Kiszka offered that the size of the solar collection device is not necessarily a determining factor of the energy output. The Solar Ordinance also addresses the size of the land parcel being used for solar collection.

**★ L. Milette moved, second by L. Lambert, to move the proposed Solar Ordinance Article Z-19-5 discussion to the Public Hearing scheduled on January 2, 2018. There was no discussion on the motion. The vote was 5-0-0 (U/A).**

#### **Agenda Item 5. Proposed amendments to the Planning Board's Rules of Procedure.**

T. Moore offered a review of the changes that were made to the Rules of Procedure.

There was a brief discussion regarding meeting attendance.

J. Kiszka offered that the BOS has not yet decided on the change of the BOS ex officio. They are waiting until the full Board is in attendance.

It was decided the Board will wait to adopt the Revised Rules of Procedure until a clean copy is available for the Board to review.

The discussion regarding the Revised Rules of Procedure will be continued until the January 2, 2018 PB meeting.

#### **Agenda Item 6. Old Business:**

There was no Old Business presented.

#### **Agenda Item 7: New Business:**

It was discussed that Mr. LaPlume has applied for variances which will be presented at the January 3, 2018 meeting.

There was a brief discussion about the Hooksett Abutter Notice.

M. Dorman offered that he is still working with the lawyer to come to a resolution to Jay Davey's property (71 Plaistow Rd). He will continue to work with them until no further progress can be made.

#### **Agenda Item 8. Communications, Updates and Other Business:**

**There was no additional business before the Board and the meeting was adjourned at 8:44p.m.**

**Respectfully Submitted,  
Samantha D. Cote  
Recording Secretary**