



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

PLANNING BOARD MINUTES

March 6, 2019

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
Francine Hart, *Selectman's Rep, excused*
Geoffrey Adams, *Alternate*
Steve Ranlett, *Alternate Selectman's Rep, excused*

Also present: John Cashell, *Planning Director*

Agenda Item 2: Review/Approval of February 20, 2019 Planning Board Meeting Minutes:

★ J. Peck moved, second by L. Milette, to approve the minutes of the February 20, 2019 meeting. There was no discussion on the motion. The vote was 4-0-0 (U/A).

T. Moore offered that F. Hart would be running late for the Board meeting.

There was a brief discussion as to whom is the Alternate Selectman's Representative.

T. Moore offered that Dee Voss, Administrative Assistant to the Planning Board, suggested that each Board member take a few minutes and review the Vimeo from a previous meeting so that they can get a feel for how the Board looks and sounds to the viewer.

Agenda Item 3: Master Plan Update:

T. Moore offered that Steve Whitman, Resilience Planning & Design, LLC, will be attending the May 1, 2019 Planning Board Meeting to review the Master Plan updates.

T. Moore offered that he will not be in attendance for the April 3, 2019 Board Meeting. He stated that there should be a Master Plan Chapter update available for Board review and comments at the meeting that night.

There was a brief discussion that the next Planning Board Meeting will be after the elections.

Agenda Item 4: Acceptance of Complete Plan Applications:

NOTE: Acceptance of a Plan is NOT approval of a Plan, it is only affirmation that all the proper application paperwork has been submitted. There will not be a presentation or discussion of the Plans at this meeting. Abutters will be properly notified of the Public Hearing when the Plan is presented and will have opportunity to question and comment.

a) New Commercial Site Plan: 143-145A Plaistow Rd - ProQuip

★ J. Peck moved, second by L. Lambert, to accept the application for lot consolidation for the parcels known as 143 Plaistow Rd., Tax Map 30, Lot 73 and 145A Plaistow Rd., Tax Map 30, Lot 72, and final Site Plan review for the proposed use as an equipment rental

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business, with related site improvements, be accepted as complete. There was no discussion on the motion. The vote was 4-0-0 (U/A).

J. Peck offered that he believes that there are still concerns about the height of the equipment causing an eye sore for the abutters.

b) Condominium Conversion Plan: 2 East Pine St - Leblanc

★ J. Peck moved, second by L. Lambert, to accept the application for the two-unit condominium conversion at 2 East Pine St, to be accepted as complete. There was no discussion on the motion. The vote was 4-0-0 (U/A).

There was a brief discussion between the difference between a duplex and a condex. It was discussed that a duplex property is typically owned by one (1) owner with one (1) deed. However, a condex can have a separate owner for each unit and would have two (2) deeds, one for each unit.

There was a brief discussion regarding the location of the property.

Agenda Item 5: Review of Subdivision Regulations: Procedures on Plats:

T. Moore offered that the Subdivision Regulation section regarding Procedures on Plats, which is the section that spells out the approval and acceptance process for various applications, is in the process of being updated according to updated State regulations. The goal is to have the updated section ready for the Board's review by the March 20, 2019 Board Meeting. In the event that it is not yet completed, the review will be postponed until the April 3, 2019 meeting.

Agenda Item 6: Build Out Analysis: RPC Proposal:

T. Moore offered that the Board has been provided with a handout that gives a review of the contents of the Proposed Build Out Analysis and Cost provided by the Rockingham Planning Commission (RPC).

There was a discussion as to the benefits of being a member of the RPC and what the dues cover.

T. Moore offered that there are certain Block Grants that can be applied for to offset the proposed \$6,000 cost.

J. Cashell offered a discussion regarding Local Technical Assistance (LTA) hours and the opportunity for Plaistow to apply for an allotment of hours.

There was a brief discussion that the Local Annual Assessment comes out of the Executive Budget.

There was a discussion regarding the organizations involved in planning physical improvements for the Town when dues get paid to the Rockingham Planning Commission (RPC) such as the NHDOT and the Metropolitan Planning Organization (MPO).

J. Cashell offered that the last Build Out Analysis was done for Plaistow in 2007. He offered that the current Geographical Information System (GIS) data will provide more exact information due to improvements in the process since 2007.

J. Peck asked if it might be possible for the Board to get a copy of the Build Out Analysis from 2007 to be able to use as a good reference point.

There was a discussion as to whether data from other communities are available for review.

J. Cashell offered that there is tons of data available to compare and contrast from other communities on the Rockingham Data Commission and GIS System.

T. Moore offered that there are a lot of maps available in PDF format.

T. Moore offered that the Rockingham Planning Commission (RPC) proposal will be reviewed by the appropriate Town Staff to see if anything is missing or not needed, then there will be a meeting between Town Staff and Rockingham Planning Commission (RPC) to discuss and negotiate. Once the proposal is complete, the information will be given to S. Whitman to include in the Master Plan.

Agenda Item 7: Old Business:

There was no Old Business presented.

Agenda Item 8: New Business:

There was no New Business presented.

Agenda Item 9: Communications, Updates, & Other Business:

The Board was provided with some Haverhill, MA notifications as a FYI for review.

The Board was provided with the Legal Notice for The Plaistow Planning Board Public Hearings scheduled for March 20, 2019.

L. Lambert asked if it might be possible to add additional Public Hearings to the agenda.

It was discussed that there are certain application requirements that need to be met and a specified amount of time that needs to be abided by before an application can be scheduled for a Public Hearing.

There was a discussion that PB 19-04 might be continued due to requirements needing to be presented to the ZBA before coming to the Board as a Public Hearing. It was discussed that the applicant has had the initial meeting with the ZBA however the meeting was continued to a later date.

71 Plaistow Rd.

There was a discussion that the bank has taken ownership of the 71 Plaistow Rd. property. It was discussed that Jay Davey has been provided with an eviction notice. Once the eviction becomes final there may be appeals, but ultimately the bank will be working to remove the vehicles from the property and resell the property.

There was a discussion as to whether or not the Town can now provide the bank (new property owner) a Cease and Desist letter and start charging daily fines until the vehicles are removed from the property. It was discussed that courts are not typically fond of fining businesses and even if fines were assessed, the court may decide that the fines are ridiculous and dismiss them. There was question as to whether the Town has ever assessed fines for situations such as this in the past. T. Moore started that he would look into it and see what options are available, what the process is, and whether it has been done in the past.

J. Cashell offered that the process is typically determined by the BOS and the matter is taken up by the proper authorities. He stated that he sent an e-mail out to the Board members previously

regarding the process and the State statutes involved. He stated that he also sent out an e-mail with an attachment on "How to Be a Good Board Member".

L. Lambert asked about the groundbreaking of Exeter Med.

J. Peck offered that as a member of the Historical Society, he had a meeting with the builder about a month ago and it was determined that the project won't be breaking ground until April or May 2019. He stated that there will be another meeting held to determine what to do with the diner. The Historical Society will be taking some donated items.

There was no additional business before the Board and the meeting was adjourned at 7:30p.m.

Respectfully Submitted,
Samantha D. Cote
Recording Secretary