



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

PLANNING BOARD MINUTES
June 21, 2017

Call to Order: The meeting was called to order at 6:35 PM

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

Also present: Greg Jones, *Town Planner* and P. Michael Dorman, *Chief Building Official (Arrived 6:30pm)*

Agenda Item 2: Minutes of June 07, 2017 Meeting

★L. Milette moved, second by J. Kiszka to approve the minutes of the June 07, 2017. There was no discussion on the motion. The vote was 2-0-2 (Lambert and Kiszka abstaining).

Agenda Item 3: PB18-06: A Public Hearing for an application submitted by the owner of record S&L Garage Realty, LLC, Plaistow, NH 03865, to seek approval for a consolidation and site plan amendment which proposes to construct three (3) exterior building additions to two (2) existing structures, and reconfigure the site's parking layout, and pave an existing gravel parking area. This 1.9 acre site is located at 157 Plaistow Road (Map 30, Lot(s) 66 & 67), Plaistow, NH 03865, within the Commercial I (CI) Zoning District.

Charlie Zilch, Survey Engineering & Consulting, and Lisa Gardella, S&L Garage Realty, LLC were present for the application.

M. Dorman arrived at 6:38 p.m.

C. Zilch noted the following regarding the application:

- The proposed plan is for a lot consolidation and amended site plan
- The parcel is located at 157 Plaistow Rd in the Commercial 1 District
- There are two (2) parcels to be combined and will total 1.9 acres with 439 feet of frontage
- There are three (3) commercial buildings existing on the properties
 - o Building A – 3542 sq. ft. being used as an auto service center
 - o Building B – 1292 sq. ft., two-story building, currently unoccupied, formerly a convenient store and apartment
 - o Building C – 1176 sq. ft. being used as an auto detailing shop
- The property is serviced by an on-site well and septic
- Access to Route 125 is by multiple driveways
- Three (3) additions to two (2) existing structures are proposed as part of the amended site plan
- Addition #1 is 400 sq. ft. to be added to the Building A as office space. The existing office space will be converted to additional work space

- Addition #2 is 208 sq. ft. to be added to the north side of Building B for additional office space and to provide additional clearance to the first floor. There will be office space above and automotive repair space below
- Addition #3 is proposed to be added to the south side of Building B and will raise the second floor
- All additions will essentially square off existing buildings
- All necessary variances have been approved
- Pavement between buildings A & B will be raised and removed with a new retaining wall to be added with new parking at street level
- The parking for Building C will be paved
- Other parking areas will be relocated to be more functional
- There will be no increase in employees for the current businesses
- There will be no increase in sewage loading
- Stormwater will be redirected to be more functional
- The building additions will be made on already impervious sections, but there will be a slight lot coverage increase from 27.4% to 29%
- North of the current Skip's Exhaust business there is a gravel parking area that will be paved. The area was created prior to the requirement that all parking be paved. There are wetlands near the proposed pavement. All run off from the new pavement will be directed to a treatment area that will provide better protections for the wetlands than the current conditions. It was also noted that the new pavement will provide better protections from any leaking oils, allowing them to evaporate instead of being absorbed. It was noted that this additional pavement will increase the lot coverage to 41%, which is still well below the maximum allowable of 75%
- No new State approvals, including septic or driveway permit are needed

There was discussion about how the new drainage swale will be constructed and function. It was noted that there would be a grass treatment swale with a $\leq 1\%$ slope. This will allow sediment to settle out and the runoff to be purified before reaching the wetlands. It was noted that the artesian well will not be impacted by any runoff, including snow melt.

★T. Moore moved, second by L. Millette to accept the lot consolidation and amended site plan for 157 Plaistow Road as complete. There was no discussion on the motion. The vote was 4-0-0 U/A.

WAIVER REQUESTS:

Article I, §230-14.1.F – Escrow Account – The applicant notes that there are no significant changes to drainage or sewage that would require an engineering review by CLD and therefore are requesting a waiver of the escrow requirement.

★L. Millette moved, second by J. Kiszka to grant the request to waive Article I, §230-14.1.F – Escrow Account for the reason stated by the applicant. There was no discussion on the motion. The vote was 4-0-0 U/A.

Article I, §230-14.1.HH, II, and YY – Additional Plans (Lighting, Landscaping and Building Elevation) – The applicant notes that this is an amendment to an existing site and lighting, landscaping and buildings are all existing. All landscaping and lighting changes are noted on the amended site plan and the request is to not have to provide separate plans for these features.

M. Dorman noted that all the lighting is on the plan and there have only been improvements to the landscaping.

★J. Kiszka moved, second by L. Millette to grant the request to waive Article I, §230-14.1.HH, II and YY – Additional Plans (Lighting, Landscaping and Building Elevation) for

the reason stated by the applicant. There was no discussion on the motion. The vote was 4-0-0 U/A.

Article I, §230-14.1.CC – Location of Wells and Septic Systems – The applicant notes that there are no abutting wells or septic systems within 100 feet of the project and requests a waiver from locating them on this plan.

★L. Millette moved, second by L. Lambert to grant the request to waive Article I, §230-14.1.CC – Location of Wells and Septic Systems for the reason stated by the applicant. There was no discussion on the motion. The vote was 4-0-0 U/A.

★J. Kiszka moved, second by L. Millette to approve the lot consolidation and amended site plan for 157 Plaistow Road (no conditions noted). There was no discussion on the motion. The vote was 4-0-0 U/A.

Other Business and Updates

G. Jones gave the following updates:

- Safe Routes to Schools – There has been a meeting with local utilities to coordinate relocation of some poles within the project area. There is still no word from NHDOT (New Hampshire Department of Transportation) regarding request for additional funding to complete the scope of work.
- CEDS (Comprehensive Economic Development Strategy)/Joanne Drive extension – There has been a meeting with EDA (Economic Development Administration) and representatives from REDC (Regional Economic Development Center) of Southern New Hampshire. An update will be provided to the Board of Selectmen (BOS) in July. No decision has been made to move forward with any applications at this time.
- Pollard Rd/Congressional Ave Drainage – Normandeau Associates has submitted an updated proposal for the engineering costs to resolve the long-standing drainage issue at the intersection of Pollard Road and Congressional Ave.
- Water Resources Master Plan Chapter – The draft of the chapter has been finalized and the action item list has been updated. A copy will be forwarded to the Board and well as the BOS for a final round of comments. A public hearing will then be scheduled for the Planning Board to approve and adopt the Water Resources Master Plan Chapter.
- Recreation Impact Fee – The methodology has been updated and now work is being done for proposed updates to the Recreation Impact Fee Ordinance.
- Capital Improvement Plan (CIP) – Emails requesting updates to capital expenditure needs have been sent to all Department Heads, Boards and Committees. The first meeting of the CIP Committee is scheduled for June 29, 2017.
- Westville Road Bridge – Still on schedule for spring of 2018. Based on existing approved Warrant Articles funding is a little behind currently estimated construction costs. New Warrant Articles are being considered. Updates have been provided to the Highway Safety Committee.
- Energy Committee – Prism Energy has been providing information regarding LED lighting updates for the Plaistow Public Library.
- Chandler Place (18 Chandler Ave) – An official ribbon cutting ceremony was held the previous Friday.

D. Voss noted that there were no application submitted for the June Zoning Board of Adjustment (ZBA) meeting.

M. Dorman offered that all current projects were progressing smoothly. He noted that he's been talking with the owner of a coach bus company regarding a new 20,000 sq. ft. office building on Route 125.

T. Moore stated that there will not be a Planning Board meeting on July 5, 2017. The next meeting will be July 19.

G. Jones explained that Chantal Boudreau, previously approved by the Board as an alternate, is also a member of the Conservation Commission. NH RSAs do not allow for more than one member to sit on both boards and T. Moore is already that one member. Ms. Boudreau will be asked which Board she would prefer to serve on.

There was no additional business before the Board and the meeting was adjourned at 7:15 p.m.

Respectfully Submitted,

Dee Voss
Recording Secretary