



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

**PLANNING BOARD MINUTES
September 06, 2017**

Call to Order: The meeting was called to order at 6:37 PM

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

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

G. Adams was appointed as a voting member for G. Silva

The minutes were deferred to later in the meeting.

Agenda Item 3: Request from Heidi Mongeau (Rock Run Raiser) Re: Waiving of Application and Noticing Fees

Heidi Mongeau, coordinator of the Rock Run Raiser was present for the request.

H. Mongeau noted that she was before the Board to request a waiver of part or all of the application fees related to her special event. The event is a charity, family-friendly obstacle course held primarily on the property of the Rockingham Church at 90 Newton Road. She noted that all money raised by this event would be going to charity.

★S. Ranlett moved to waive the application fees for the Rock Run Raiser. There was no second.

L. Lambert questioned what the application fees were and what those fees paid for.

D. Voss explained the application fee is \$175, which includes the legal notice in the Eagle Tribune. That legal notice costs approximately \$125-\$135 to run. It was also noted that the applicant is also responsible to submit the costs of certified mailing (\$7.00) for each abutter notification that needs to be sent out. In this case that was noted to be \$112.00 for sixteen (16) notices.

S. Ranlett suggested that the fees should be waived because this was a non-profit event.

★S. Ranlett moved, second by L. Lambert, to waive the all but \$112 of the application fees for the Rock Run Raiser.

It was noted that this there had been delays in this application process that were not the fault of the applicant, which might justify the waiving of some or all of the fees. There was also a brief note of a similar event that had take place in Amesbury, where there were many issues. It was noted that this event is in no way affiliated with that event.

There was discussion about the number of people and the cost of signing up for the event.

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There was discussion about approving new special event. It was noted that the Board will usually approve an event for single year and then evaluate if the project was well run and without issue from a public safety perspective. The applicant can then choose to apply the next year to have the event reapproved as an annual event.

There was no additional discussion on the motion. The vote was 4-1-0 (Milette dissenting).

Agenda Item 2: Minutes of August 2, and August 16, 2017 Meetings

★S. Ranlett moved, second by L. Lambert, to approve the minutes of the August 2, 2017 meeting. There was no discussion on the motion. The vote was 4-0-1 (Ranlett abstaining).

★S. Ranlett moved, second by G. Adams, to approve the minutes of the August 16, 2017 meeting. There was no discussion on the motion. The vote was 5-0-0.

Agenda Item 5: Discussion: Sale of Town-Owned Land

It was noted that the entire packet had been sent out electronically, but hard copies were not available at this meeting.

S Ranlett explained that the Board of Selectmen (BOS) were considering hiring an auctioneer to sell some town-owned properties. As part of that process certain departments and committees are asked to weigh in on each property and make a recommendation to the BOS as to whether or not to sell.

D. Voss added that each of the properties on the list was recommended for sale by the Plaistow First Committee. It was also noted that the Planning Board should be looking at each property from a planning perspective and that other departments and committees, such as conservation would be reviewing the list from their own view.

C. Boudreau noted that she had been out to some of the site.

M. Dorman offered that about 1/3 of the sites were landlocked and could not be accessed without trespassing on private property.

G. Adams noted that he would be opposed to recommending any parcels that the Conservation Commission (ConCom) did not recommend. He added that they have looked at all the parcels and must have had a good reason not to recommend.

It was reiterated that this Board was to look at each parcel from the perspective if it was important to the future planning needs of the Town or if it was a parcel that could potentially be part of a future application before the Board.

Review of the parcels was suspended to discuss another agenda item.

Agenda Item 4: Discussion: Robert Zukas – LDR Lot Sizing

Robert Zukas, 108 Sweet Hill Road was present for the discussion.

R. Zukas explained that he was before the Board to ask them to consider a change to the minimum lot sizing requirements in the Low Density Residential (LDR) District. He noted that the current minimum lot sizing is 110,000 sq ft, which is over 2 1/2 acres. Mr. Zukas offered that he was requesting the Board consider reducing the minimum lot sizing reduced to 80,000 sq ft, just short of two (2) acres.

B. Zukas suggested that decreasing the minimum lot sizing would not have a great impact on school system, which is usually the major concern with new residential construction. He offered that enrollment in the schools has been declining. He noted that the change would not mean that all existing lots in the LDR would now be able to subdivide as many of them were already at the current minimum and would not be able to get a second lot even if the minimum sizing was reduced to 80,000. He offered that it could potentially help those with larger parcels get one (1) or two (2) additional lots if they decided to subdivide, while still protecting resources such as water and providing adequate separation.

T. Moore suggested that Rockingham Planning Commission (RPC) could be asked to do an "A to B" comparison, buildable lots using the current 110,000 minimum lots sizing versus the 80,000 minimum lot sizing. But that would most likely mean that any change in the ordinance wouldn't be proposed until next year.

R. Zukas noted that he would like to have the change proposed this year. He added that he would prefer that the change be proposed by the Planning Board, but he was also willing to propose it as a Citizen's Petition.

L. Lambert asked if Mr. Zukas had a personal interest in seeing this change made.

R. Zukas replied that he owned eleven (11) acres with a very large house on the property. He added that he was looking to downsize to a smaller house so was looking into subdividing is property and keeping one of the lots to build on for himself. Reducing the minimum lot size would allow him an additional lot, which would allow him to build for himself, stay in town and potentially live debt free.

R. Zukas asked if the Board was not willing to consider the change in the minimum lot sizing that they decide in time to give him the ability to prepare and file a Citizen's Petition.

T. Moore offered that they would make a decision on whether or not to propose the Zoning Ordinance change by November 15, 2017.

Agenda Item 5: Discussion: Sale of Town-Owned Land - Cont'd

There was continued discussion and review of each parcel listed for potential sale. It was noted that ConCom had voted against recommending the sale of many of the properties.

The Board reviewed the information provided for each property and voted whether or not to recommend the property be sold.

Autumn Circle (Rear) Map 59, Lot 008 - Landlocked residential parcel

★S. Ranlett moved, second by L. Milette, to recommend to the Board of Selectmen that the property Autumn Cir (Rear), Map 59, Lot 008 be put up for sale by auction. There was no discussion on the motion. The vote was 5-0-0.

4 Bittersweet Dr Map 39, Lot 047 - Poorly drained soils and runoff from the (People's) bank property shed towards it. May have value to Highway Department for drainage, but not from a development standard.

★S. Ranlett moved, second by L. Lambert, to recommend to the Board of Selectmen that the property 4 Bittersweet, Map 39, Lot 047 be put up for sale by auction. There was no discussion on the motion. The vote was 5-0-0.

7 Whiton Place Map 40, Lot 001 - noted to be a 0.28 acre "mud puddle" with steep slopes.

★S. Ranlett moved, second by L. Lambert, to recommend to the Board of Selectmen that the property 7 Whiton Pl, Map 40, Lot 001 be put up for sale by auction. There was no discussion on the motion. The vote was 5-0-0.

Davis Park (Rear) Map 40, Lot 061 - This parcel gives access to the "Palmer Property" behind it which gives a second access to a 20+ acre parcel.

★S. Ranlett moved, second by L. Lambert, to recommend to the Board of Selectmen that the property Davis Park (Rear), Map 40, Lot 061 be put up for sale by auction. There was no discussion on the motion. The vote was 0-4-1 (Lambert abstaining).

Plaistow Rd (Rear) Map 43, Lot 012 - One (1) of the three (3) parcels known as the McGuerr properties. This is the one that is landlocked behind the other two (2). The parcel is only considered useful to the abutting YMCA. Questioned if it could be combined with the other McGuerr parcels, which are wet, to form a prime wetland.

★S. Ranlett moved, second by G. Adams, to recommend to the Board of Selectmen that the property Plaistow Road (Rear), Map 43, Lot 012 be put up for sale by auction. There was no discussion on the motion. The vote was 4-1-0 (Milette dissenting).

215 Plaistow Rd Map 45, Lot 08 - Thought to be the location of the town boundary marker with Kingston. Concern was expressed that the marker may be removed if the property is sold. It was noted that the property could potentially get taken by the State of New Hampshire when Kingston Road is straightened out.

★S. Ranlett moved, second by L. Lambert, to recommend to the Board of Selectmen that the property 215 Plaistow Rd, Map 45, Lot 008 be put up for sale by auction. There was no discussion on the motion. The vote was 3-2-0 (Moore, Adams dissenting).

2A Woodland Dr Map 37, Lot 036 - This property was discovered when an abutting property owner was clear-cutting his land and accidentally cut some trees on it. The property is 0.08 and most likely only of value to an abutter

★S. Ranlett moved, second by L. Lambert, to recommend to the Board of Selectmen that the property 2A Woodland Av, Map 37, Lot 036 be put up for sale by auction. There was no discussion on the motion. The vote was 5-0-0.

North Av (Rear) Map 37, Lot 051 - This property abuts the property at 31 Main St to the rear and is probably only of use to that abutter.

★S. Ranlett moved, second by L. Lambert, to recommend to the Board of Selectmen that the property North Av (Rear), Map 37, Lot 51 be put up for sale by auction. There was no discussion on the motion. The vote was 5-0-0.

7 Massasoit Blvd Map 38, Lot 020 - Buildable residential lot, not subdividable.

★S. Ranlett moved, second by L. Lambert, to recommend to the Board of Selectmen that the property 7 Massasoit Blvd, Map 38, Lot 20 be put up for sale by auction. There was no discussion on the motion. The vote was 5-0-0.

33 Westville Rd Map 27, Lot 054 - Noted to be a 0.16 acre triangular shaped parcel next to the railroad tracks.

★S. Ranlett moved, second by L. Lambert, to recommend to the Board of Selectmen that the property 33 Westville Rd, Map 27 Lot 054 be put up for sale by auction. There was no discussion on the motion. The vote was 5-0-0.

163 Plaistow Rd Map 30, Lot 065 - Another parcel in the McGuerr trio, known to be wet. US Army Corp of Engineers would not allow a road to be put in. Suggested to be designated as prime wetlands.

★S. Ranlett moved, second by L. Lambert, not to recommend to the Board of Selectmen that the property 163 Plaistow Rd, Map 30 Lot 065 be put up for sale by auction. There was no discussion on the motion. The vote was 5-0-0.

Brentwood (Lot 2, Sec B)/Off Culver St Map 31, Lot 005 - A wet parcel, drainage from Linwood St and Rainbow Ridge Condos (15 Culver St) run to this property; probably only of value to an abutter.

★S. Ranlett moved, second by L. Lambert, to recommend to the Board of Selectmen that the property Brentwood (Lot 2, Sec B)/Off Culver St, Map 31, Lot 005 be put up for sale by auction. There was no discussion on the motion. The vote was 5-0-0.

169 Plaistow Rd Map 31, Lot 068 - The final McGuerr parcel, noted to be wet as well.

★S. Ranlett moved, second by L. Milette, not to recommend to the Board of Selectmen that the property 169 Plaistow Rd, Map 31, Lot 068 be put up for sale by auction. There was no discussion on the motion. The vote was 5-0-0.

Old Stage Rd Map 09, Lot 011 - Located behind Ashley Nicole Rd, noted to be a Class 6 road. It was suggested that the Planning Board may have an interest in this property for the location of a cell tower. It was also questioned if this property connected into the Hampstead Trail System.

★S. Ranlett moved, second by L. Lambert, to not recommend to the Board of Selectmen that the property Old Stage Rd, Map 09, Lot 11 be put up for sale by auction. There was no discussion on the motion. The vote was 5-0-0.

1 Hickory Ridge Rd Map 20, Lot 012 - Former location of a fire pond. It was noted that the fire pond had not been maintained and was not filling adequate to be useful. Not sure if the lot is buildable or not because of the wetlands.

★S. Ranlett moved, second by L. Lambert, to recommend to the Board of Selectmen that the property 1 Hickory Ridge Rd, Map 20, Lot 012 be put up for sale by auction. There was no discussion on the motion. The vote was 5-0-0.

Off Newton Road (Rear) Map 73, Lot 003 - Noted to be the property known as the "Four Corners" which is the point where Newton, Plaistow, Haverhill, MA and Merrimac, MA intersect. Recreation may have an interest in the parcel for a walking trail. Other than that the property would most likely only have value to an abutter.

★S. Ranlett moved, second by L. Lambert, to recommend to the Board of Selectmen that the property Off Newton Road (Rear), Map 73, Lot 003 be put up for sale by auction. There was no discussion on the motion. The vote was 5-0-0.

Newton Road (Rear) Map 69, Lot 054 - This parcel is located next to Brandy Brow Auto and the Town has an access easement for. This parcel would be useful as a trail head if a walking trail were developed.

★S. Ranlett moved, second by L. Lambert, not to recommend to the Board of Selectmen that the property Newton Road (Rear), Map 69, Lot 054 be put up for sale by auction. There was no discussion on the motion. The vote was 5-0-0.

Newton Road (Rear) Map 69, Lot 051 - The abutting property owner (Laplume) has expressed an interest in purchasing this property prior to any published sale.

★S. Ranlett moved, second by L. Lambert, to recommend to the Board of Selectmen that the property Newton Road (Rear), Map 69, Lot 051 be put up for sale by auction. There was no discussion on the motion. The vote was 5-0-0.

3A Dundee Dr Map 69, Lot 021 - Residential parcel, abutting property owner has expressed an interest in purchasing the property.

★S. Ranlett moved, second by L. Lambert, to recommend to the Board of Selectmen that the property 3A Dundee Dr, Map 60, Lot 021 be put up for sale by auction. There was no discussion on the motion. The vote was 5-0-0.

Timberlane Road (Rear) Map 60, Lot 028 - Landlocked residential parcel with access through Evergreen. Property is high and dry except for the little unnamed brook that runs across the top of Evergreen Drive.

★S. Ranlett moved, second by L. Lambert, to recommend to the Board of Selectmen that the property Timberlane Road (Rear), Map 60, Lot 028 be put up for sale by auction. There was no discussion on the motion. The vote was 5-0-0.

Hale Spring Rd (Rear) Map 53, Lot 027 - Noted to be the location of the Hale Spring Pump House. It is noted that the property is residentially zone and high and dry but the well is contaminated. It was thought that it might be useful as a neighborhood park. It was noted that there wasn't enough water volume to be useful for fire suppression.

★S. Ranlett moved, second by L. Lambert, to recommend to the Board of Selectmen that the property Hale Spring (Rear), Map 53, Lot 027 be put up for sale by auction. There was no discussion on the motion. The vote was 1-4-0 (Ranlett assenting).

58 Newton Rd Map 67, Lot 018 - Small former residential garage located behind Pete's Sewer Service. Because of remote location and state of disrepair the garage is not thought to be useful to the Town. The abutter has expressed interest in purchasing the property.

★S. Ranlett moved, second by L. Lambert, to recommend to the Board of Selectmen that the property 58 Newton Rd, Map 67, Lot 18 be put up for sale by auction. There was no discussion on the motion. The vote was 5-0-0.

Capital Improvements Program (CIP)

The draft is not yet ready for distribution. Hopefully by the meeting on September 20.

Alternate Master Plan Format - Stewardship

Materials related to a new Master Plan format "Stewardship" were noted to be in the folders. T. Moore noted the difference between the current each chapter stands alone version, and the integrated Stewardship example. He asked if the Board would be interested in a presentation of this format from Steve Whitman of Resilience Planning. The consensus was to take a look at the program and Mr. Whitman will be invited to the next meeting.

Correspondence

Information regarding Public Hearings on the State's 10 Year Plan was provided in the folders along with information on flu shots as well as abutter notices from the City of Haverhill.

Other Business

T. Moore noted that the Rockingham Planning Commission (RPC) would be meeting on Wednesday, September 13, 7:00PM at the Plaistow Public Library. The discussion topic will be potable water.

There was no additional business before the Board and the meeting was adjourned at 9:10 p.m.

Respectfully Submitted,

Dee Voss
Interim Planning Coordinator