



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

PLANNING BOARD MINUTES
September 20, 2017

Call to Order: The meeting was called to order at 6:32 PM

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

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

Agenda Item 2: Minutes of September 06, 2017 Planning Board Meeting

The minutes were deferred to the next meeting.

Agenda Item 3: Public Hearings

PB 17-11: An application from Heidi Mongeau for a special event, namely a charity obstacle course challenge. The event is proposed to be held across three (3) parcels, 90 Newton Rd, Tax Map 68, Lot 8-A, property owner of record St. Matthew's United Methodist Church; 82 Newton Rd, Tax Map 68 Lot 8, property owners of record Richard E. & Lucine E. Goudreault; and 73 Newton Rd, Tax Map 68, Lot 12, property owner of record Casset Holdings, LLC. All parcels are located in the ICR zoning district.

Heidi Mongeau, Event Director of the Rock Run Raiser was present for the application.

It was noted that written authorization from all property owners had been received.

H. Mongeau offered the following information regarding her application:

- The event is a family-friendly obstacle course for charity
- The course will be held primarily on the Rockingham Church (90 Newton Rd) property and the Goudreault Farm (82 Newton Rd) property
- Parking is on 90, 82 and 73 Newton Rd
- Pete's Sewer Service is donating porta potties which will be located to the back of the church property with the dumpsters
- The registration area, changing area and food areas were noted on the plan.
- There is a police detail to assist those crossing the street
- There is approximately 370+ parking spaces available

H. Mongeau explained that registrations will be capped at five hundred (500) and participants will be running the course in waves of fifty (50) at thirty (30) minute intervals. She offered that this should make the parking work as everyone will not be there at the same time.

G. Silva asked if this was a "mudder" event and if there were showers available to participant.

H. Mongeau replied that there was no mud, but there were some areas of water and some "belly crawls" where people might get dirty, but there are no showers.

The date was noted to be October 21, 2017.

J. Kiszka asked if there would be roadside parking allowed on Newton Road.

H. Mongeau answered that they had "no parking" signs for the road.

T. Moore asked if the Board had any additional questions. There were none. There were no abutters or other interested parties present so there was no additional comment or questions.

★G. Silva moved, second by J. Kiszka, to accept the application for a special event as complete. There was no discussion on the motion. The vote was 5-0-0 U/A.

★G. Silva moved, second by J. Kiszka, to approve the application for a special event. There was no discussion on the motion. The vote was 5-0-0 U/A.

It was noted that this would be a one-time approval for this special event. If after the event the applicant wanted to make this an annual event the site plans of the involved properties would have to be amended. This allows for the evaluation of the event to determine if any changes need to be made before a permanent approval is given.

PB 17-12: An application from D&H Construction for lot line adjustments to involve three (3) existing lots of record to provide for better positioning of proposed dwelling units on each of the lots. Once adjusted, all lots will still meet minimum lot size requirements. The lots involved are 8 Hoyt Farm Rd, Lot 33-2; 10 Hoyt Farm Rd, Lot 33-3; 12 Hoyt Farm Rd, Lot 33-4, all on Tax Map 48. All properties are located in the LDR district and the applicant is the property owner of record.

Charlie Zilch, SEC and Associates, was present for the application.

It was noted that a written letter of authorization to allow Mr. Zilch to represent the property owner had been received.

C. Zilch explained the application for lot line adjustments noting the following:

- The subdivision was recently approved by the Planning Board
- When the first foundation was going in it was turned slightly for better sun exposure, which made the backyard not make sense from a use perspective
- The proposal is to adjust lot lines between Lots 33-2, 33-3 and 33-4
- All adjusted lots will continue to meet minimum lot sizing requirements
- There is no change to the frontage of any of the affected lots
- There are no waivers needed
- There are no State approvals needed
- There are no variances needed

C. Boudreau asked if the leach fields would be changed as a result of the lot line adjustment.

C. Zilch noted that the leach fields were in front of the houses and there were no need to change them. He added that all the details of the approved subdivision plan were the same as well.

C. Boudreau inquired if there would be any change to the buffer. It was noted that there would not be.

T. Moore asked if the Board had any additional questions. There were none. There were no abutters or other interested parties present so there was no additional comment or questions.

It was noted that only two (2) lot lines were being adjusted, which affected three (3) parcels.

★G. Silva moved, second by J. Kiszka, to accept the application for the lot line adjustments as complete. The vote was 5-0-0 U/A.

★G. Silva moved, second by L. Lambert, to approve the application for the lot line adjustments. There was no discussion on the motion. The vote was 5-0-0 U/A.

Agenda Item 4: Stewardship Concept Master Plan - Steve Whitman, Resilience Planning

Steve Whitman, Resilience Planning, gave a PowerPoint presentation on their Stewardship approach to Master Planning. This approach shows more integration between chapters as opposed to each chapter being a standalone document within the Master Plan. Mr. Whitman gave examples from the Master Plan that they worked on for the City of Dover. He suggested that when designing a stewardship concept Master Plan it was best to start with the vision and relate other chapters to that. There was a discussion regarding which chapters it would be best to start with. Mr. Whitman will prepare a scope of work and send it to the Planning Office for review.

Agenda Item 5: Review/Approval of the Capital Improvements Program (CIP)

T. Moore offered that the CIP was not quite ready to be reviewed by the Board. They are still getting input and polishing the final document. He offered that he expected it to be ready for the October 18 meeting. He noted what they were waiting for such as, Energy Committee list of projects so that Capital Reserve Fund Warrant Article can be composed; Warrant Articles related to water are still in flux; and decision on Reserve Accounts such as the Pump and Pump House may be eliminate if there is availability of potable water.

It was noted that this is a very long document. Electronic copies will be sent to the Board members when the final draft is ready. Hard copies will be made available upon request.

Correspondence, Updates and Other Business

D. Voss noted that the Notice to Proceed had been received for the Westville Road Bridge Project and the was still pending for the Safe Routes to Schools Project

MBT Worldwide (88 Plaistow Rd) will be going for their wetlands variance application on September 28, 2017.

There will be a site walk, related to the MBT Worldwide Lot Line Adjustment application on Saturday, September 23, 2017 at 9:00 a.m. Anyone going should meet at the back left corner of the Tractor Supply parking lot.

T. Moore noted that he had attended a recent planning conference where one of the topics was "Planner Ethics." He said that he came away with a few cautions for the Board: use common sense when you interact with people and don't discuss cases that will be pending before the Board. Be particular careful about blogging and social media interactions or comments as any statement could be taking as a predisposed prejudice towards an application or an abutter, which could lead to a request that a Board member recuse themselves from an application.

There was no additional business before the Board and the meeting was adjourned at 7:40 p.m.

Respectfully Submitted,

Dee Voss
Interim Planning Coordinator