

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



PLANNING BOARD MINUTES
September 1, 2021

Call to Order: The meeting was called to order by Vice Chairman T. Moore at 6:33 PM.

He noted that Ch. T. Alberti was trying to connect to the meeting remotely. (T. Alberti had connection issues and very intermittent access to the meeting.)

1. ROLL CALL:

Tom Alberti, *Ch.* – Remote, intermittent
Tim Moore, *Vice Ch.* - Present at Town Hall
Laurie Milette - Present at Town Hall
Karen Robinson – Present at Town Hall
Greg Taillon, *Selectman's Rep.* Present at Town Hall
Maxann Dobson, Alternate – Present at Town Hall
Bill Coye, *Selectman's Alt.* - Present at Town Hall
John Cashell, *Planning Director* –Present at Town Hall (non-voting)

Also Present: William Bergeron, Hayes Engineering, Wakefield, MA
Wayne Finnegan, HOW-PLAISTOW, LLC, Wilmington, MA
Michael Panniello, Panniello Plaistow 214 Realty Trust

2. REVIEW/APPROVAL OF AUGUST 18, 2021 MINUTES:

Draft minutes of the August 18, 2021 meeting were included with the meeting materials. No corrections were made.

K. Robinson moved, second by G. Taillon to approve the minutes of the August 18, 2021 meeting as written.

The motion to approve the minutes as written passed 4-0-0

3. PUBLIC HEARING:

T. Moore opened the Public Hearing at 6:35 PM and noted that the first hearing on the agenda PB 21-11 an application from Heidi Mongeau regarding the Rock Run Raiser has been postponed until next year and no hearing would be conducted.

PB 21-12: A Preliminary Design Review submitted by HOW-PLAISTOW, LLC of a Proposed Lot Line Adjustment, Lot Consolidation and Subdivision to create three (3) lots. One new lot proposed to be developed as a warehouse/distribution facility and the two (2) other lots proposed for continuation of the existing uses on the properties. The lots would be serviced by an existing right-of-way intended to remain private. The properties are 214A Plaistow Rd, Tax Map 45, Lot 1, Panniello Plaistow 214 Realty Trust, Maria C. Levin TR owner of record; 214 Plaistow Rd, Tax Map 45, Lot 2, Panniello Plaistow 216 R.E., Michael J. and Joseph G., Sr. Panniello owners of record; 216 Plaistow Rd, Tax Map 45, Lot 3, Panniello Plaistow 216 R.E., Michael J. and Joseph G., Sr. Panniello owners of record and 218 Plaistow Rd, Tax Map 45 Lot 4, Kevin C. Panniello Sr, and Maria C. Levin Co-Trustees. All parcels are located in the Industrial 2 Zoning District.

T. Moore noted this is a preliminary design review, that they are not often conducted, and that it is an opportunity for an applicant to come to the Planning Board to discuss some design elements of a later proposal. He said design reviews are generally not continued and no comments made during the review are binding and should not be considered for or against the plan and no vote would be taken.

William Bergeron, Hayes Engineering, Inc, 603 Salem Street, Wakefield, MA introduced himself and Wayne Finnegan, COO, Howland Development, 155 West Street, Wilmington, MA and that HOW-Plaistow LLC is the applicant for the project, as well as Michael Michael Panniello, Panniello Plaistow 214 Realty Trust, the property owner.

W. Finnegan spoke about Howland Development, a 50 year-old industrial property developer located in the Wilmington/Woburn MA area. He noted they have expanded into the area with a 105,000SF building being developed in Haverhill, MA which will be used for warehousing as well as will be the site in Plaistow.

W. Bergeron said the Plaistow site is 33 acres consisting of the rear container storage facility parcel and two others. He said the original right of way into the property was approved by the Planning Board in 2008. He said they are trying to create frontage for the proposed new lot by extending the existing right of way road into the back area and create a cul de sac. He noted the existing storage container usage would be continued as well as a new warehouse facility built upon the gravel pit location, and that lot line adjustments were likely to be used rather than lot subdivisions. He noted the existing right of way is 50' and the regulations would call for 60', and asked for some direction from the Board regarding this.

G. Taillon asked if there were any plans to change the road access on Rte. 125. W. Bergeron discussed the proposed roadway reconfiguration (noted on sheet 6) allowing turns in and out of Rte. 125, and a traffic study that had been conducted which the DOT had reviewed favorably. He said the study had included Kingston Road and Rte. 121A. G. Taillon noted this plan will be implemented before the State modifies Rte. 125; W. Bergeron said yes and that they are creating an additional exit land and right turn lane into the site, and the fact that the State's changes are likely to happen a year after the site development.

Ch. Alberti joined the session remotely. W. Bergeron noted the plan has a lot of detail and asked for direction from the Planning Board. He said they would like to make the road a private way and the waiver that might be needed for that. He said they plan to build a 21,000SF warehouse facility. He noted warehouses are very high tech robotic facilities.

W. Bergeron noted that the current tax assessment for the site is \$17,151 and that after development it

would be projected at \$312,390. He reviewed the waivers they would like to have; a continuation of the 50' long, 30' wide right of way road; to allow the existing roadway grad of 5.5%+/- with the inclusion of repairs, Cape Cod berms and improved drainage; an improved fire suppression system; to maintain the overhead utilities and allow street lighting to be pole mounted; and, allow extensions of the water and sewer systems. He then asked for comments from the Board.

J. Cashell noted the Town requires a public right of way, mainly for road upkeep of residential developments, but this is a commercial development and the developers would not want the public involved with this particular roadway. There was discussion about the need for security, plowing and maintenance at the facility's need. M. Dobson asked if the traffic study had also included Kingston Road; W. Bergeron said the information they received from the NH DOT was a detailed study just done for Kingston Road and Route 125 as well as Route 121A and their recommendations were incorporated into the plan. M. Dobson noted that a lot of trucks like to cut through Town and Kingston Road and she fears a new development with all its new truck traffic will stress the roads severely. W. Bergeron replied that with large warehouse facilities drivers are instructed to use a certain route to avoid narrow and side streets.

There was discussion of how the traffic studies are produced. W. Bergeron said the NH DOT set up the traffic study's scope and that they are including data from the warehousing being constructed in Kingston, and that the Rte. 121A information was added at Dee Voss's request. He described how traffic studies are designed and implemented in development plans, and noted that NH DOT gave them the direction and criteria they wanted to see for the analysis. Concern was expressed about the large number of trucks related to the proposed warehouse and the rate of speed carried by most vehicles on the roads. It was noted that traffic has increased considerably since the 1960s and that lower Rte. 125 has become terribly bogged down with traffic which encourages short cuts through the Town leading to more traffic congestion throughout.

Responding to the applicant's request for direction, V. Ch. Moore said that he believes a private road would be the best situation and there was consensus from the Board. W. Bergeron noted they would need a variance for this. The Board also agreed that a 50' right of way was fine, especially since it will be a cu de sac. J. Cashell said the applicant would need to prove that the additional traffic from the proposed use could be incorporated into the existing roadways without causing harm. He also asked what hours would there be peak traffic; suggesting that the roadway congestion is during the morning and evening work commute hours, and asked how they would incorporate their traffic into the community. W. Bergeron suggested their traffic would be the reverse of the work traffic flow: going north in the morning and south in the evening.

T. Moore referred to a likely consensus for any deviation from the road standards that the Board approved. He asked if the slope of the road at the Rte. 125 intersection is being discussed in the DOT driveway permit and was told that the DOT doesn't know what the grades are going to be and the driveway should blend into the current roadway. T. Moore expressed concern with the intersection line of site when coming up a slope; W. Bergeron said the intersection sight distance will be in excess of 700' in both directions. T. Moore said he thought the consensus on this would be positive, but there should be supporting material showing traffic can enter and exit safely.

T. Moore brought up the 52' height of the building and concerns about abutters and visibility. W. Bergeron said there are no residential abutters and the closest abutter is 700' from the proposed structure. T. Moore also noted the issues with fire suppression and that the Fire Department appears to be on board.

W. Bergeron said they need a waiver for the frontage, a waiver to make the road a private way, a waiver for the height variance; and a waiver to maintain the overhead power structure. He also said they have agreed to connect to the public water system when it becomes available. He said that he anticipates the water tank will be around 200-250,000 gallons onsite. J. Cashell noted that if they can produce that amount of water on

the site the Town may prefer they supply their own needs as it's not a residential use interested in potable water. It was noted there is no existing water suppression line on the frontage.

T. Moore invited questions from the public; there were no questions other than what the abutters think. W. Bergeron said he has met with the auto body shop and self-storage people who understand how the plan impacts them.

The public hearing was closed at 7:54pm.

4. OLD BUSINESS – 125 DEVELOPMENT CORP/NEWTON NH PROJECT

T. Moore referred to the letter written by J. Cashell, who said that by Town Counsel's advice the plan must be approved by Newton for official action first and then come to the Plaistow Planning Board so that a hearing can be conducted to approve, modify and approve, or deny the proposal.

J. Cashell said he has been verifying the footprint of the self-storage facility and would have a full report for the next meeting.

5. NEW BUSINESS

T. Moore introduced planning for the annual Zoning review and suggested that as the next meeting will be busy with hearing the October workshop meeting should address this in detail. J. Cashell said there is at least one issue to be addressed. L. Milette suggested the workshop should not have public hearings so this can be addressed. M. Dobson asked if a zoning ordinance could be done on the traffic on Kingston Rd. since it is a State road. J. Cashell said State roads mean State authority over the right of way and it is difficult to change unless the Town takes it over. G. Taillon noted that some towns in western NH seem to have Town control of a section of a State road. It was noted this would have to go on the ballot. T. Moore suggested convincing the State to take Rte. 121A off Main St. and have it run as part of Rte.125 or eliminate it altogether and start it at the intersection of Main St. and Rte. 125. He also suggested maximum weight restrictions for bridges on Main St. G. Taillon also suggested lowering the speed limit to discourage truck traffic.

6. ADJOURNMENT

There was no additional business before the Board and the meeting was adjourned at 8:13 PM.

Respectfully Submitted,

Charlene A. Glorieux
Minute Taker