

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



PLANNING BOARD MEETING MINUTES
January 4, 2023

Call to Order: The meeting was called to order at 6:30 PM.

1. ROLL CALL:

Tom Alberti, *Ch.* – Present at Town Hall
Tim Moore, *Vice Ch.* - Present at Town Hall
Laurie Milette - Present at Town Hall
Karen Robinson – Present at Town Hall
Richard Anthony, Alternate – Absent
Darrell Britton, *Selectman's Alt.* - Excused
Bill Coye, *Selectman's Rep.* – Present at Town Hall
Sara Tatarczuk, RPC – Present at Town Hall

2. MINUTES:

The minutes of the December 7, 2022 meeting were distributed prior to the meeting.

T. Moore moved, second by K. Robinson to approve the minutes as written.

The motion to approve the minutes passed 5-0-0.

3. PUBLIC HEARING:

Ch. Alberti opened the Public Hearing at 6:33 PM. It was noted that no public were in attendance. The following proposed Zoning Amendments were read into the record:

Proposed Plaistow Zoning Amendment Z-23-1: Are you in favor of Amendment #1, as proposed by the Plaistow Planning Board, to the Plaistow Zoning Ordinance, Article II Definitions, §220-2. by adding the definitions for Warehouse, Light Industry and Warehouse Distribution Center, to read as follows?

WAREHOUSE, LIGHT INDUSTRY — *A building that is used primarily for Industry (light). The storage of goods and materials may be an accessory use only to the primary uses as defined in Industry (Light).*

WAREHOUSE, DISTRIBUTION CENTER — *A facility that is exclusively engaged in, as a primary use, the receipt, storage, and distribution of goods, products, cargo, and materials, including transshipment by boat, rail, air, or motor vehicle.*

K. Robinson moved, second by T. Moore, to post Proposed Plaistow Zoning Amendment P-23-01 to the March 2023 Warrant.

The motion to approve the minutes passed 5-0-0.

Proposed Plaistow Zoning Amendment Z-23-2: Are you in favor of Amendment #2, as proposed by the Plaistow Planning Board, to the Plaistow Zoning Ordinance, Article V Establishment of Districts and District Regulations by amending Table 220-32A IND1 – Industrial 1, by deleting the words “distribution facilities” from paragraph A. Objectives and characteristics; amending paragraph B. Uses, 2. Warehouse to be “Warehouse, Light Industry” to read as follows?

ARTICLE V, TABLE 220-32A “IND1” – INDUSTRIAL 1

- A. Objectives and characteristics. The purpose of this district is to provide locations for the establishment of plants to improve employment opportunities and broaden the tax base in the community. These areas should be selected so that they will not adversely affect developed residential areas, will have good access to transportation facilities, and will have the potential for being served by public water and sewer systems. A variety of types of manufacturing activities, ~~distribution facilities~~, and offices should be permitted, as well as certain support facilities, especially of a commercial nature.
- B. USES. [Amended 3-13-2001 ATM by Art. P-33; 7-7-2005 by ATM by Art. SP-1; 3-11-2008 ATM by Art. P-08-24; 3-10-2009 ATM by Art. P-09-26; 3-14-2017 by Art.; 3-14-2017 by Art. Z-17-03; 3-10-2020 ATM by Art. Z-20-7]
Permitted Uses
1. Light Industry
 2. ***Warehouse, Light Industry***

If Proposed Plaistow Zoning Amendment Z-23-1 does not pass, then this proposed amendment is null and void.

K. Robinson moved, second by B. Coye, to post Proposed Plaistow Zoning Amendment P-23-02 to the March 2023 Warrant.

The motion to approve the minutes passed 5-0-0.

Proposed Plaistow Zoning Amendment Z-23-3: Are you in favor of Amendment #3, as proposed by the Plaistow Planning Board, to the Plaistow Zoning Ordinance, Article V Establishment of Districts and District Regulations by amending Table 220-32K IND2 – Industrial 2, by deleting the words “distribution facilities” from paragraph A. Objectives and characteristics; amending paragraph B. Uses, 2. Light Industry to be “Warehouse, Light Industry” to read as follows?

ARTICLE V, TABLE 220-32K “IND2” – INDUSTRIAL 2

- A. Objectives and characteristics. The purpose of this district is to provide locations for the establishment of plants to improve employment opportunities and broaden the tax base in the community. These areas should be selected so that they will not adversely affect developed residential areas, will have good access to transportation facilities, and will have the potential for being served by public water and sewer systems. A variety of types of manufacturing activities, ~~distribution facilities~~, and offices should be permitted, as well as certain support facilities, especially of a commercial nature.
- B. USES. [Amended 3-13-2001 ATM by Art. P-33; 7-7-2005 by ATM by Art. SP-1; 3-11-2008 ATM by Art. P-08-24; 3-10-2009 ATM by Art. P-09-26; 3-14-2017 by Art.; 314-2017 by Art. Z-17-03; 3-10-2020 ATM by Art. Z-20-7]
Permitted Uses
1. Light Industry
 2. *Warehouse, Light Industry*

If Proposed Plaistow Zoning Amendment Z-23-1 does not pass, then this proposed amendment is null and void.

B. Coye moved, second by K. Robinson to post Proposed Plaistow Zoning Amendment P-23-03 to the March 2023 Warrant.

The motion to approve the minutes passed 5-0-0.

Proposed Plaistow Zoning Amendment Z-23-4: Are you in favor of Amendment #4, as proposed by the Plaistow Planning Board, to the Plaistow Zoning Ordinance, Article V Establishment of Districts and District Regulations by amending Table 220-32K IND2 – Industrial 2, section C Areas and dimensions, number (3) and adding a number (6) as follows?

- (3) Maximum lot coverage ~~75%~~ 60 %
(6) Total building floor area: 125,000SF

K. Robinson moved, second by L. Milette to post Proposed Plaistow Zoning Amendment P-23-04 to the March 2023 Warrant.

The motion to approve the minutes passed 3(T. Alberti, L. Milette, K. Robinson)-2 (B. Coye, T. Moore)-0.

Proposed Plaistow Zoning Amendment Z-23-5: Are you in favor of Amendment #5, as proposed by the Plaistow Planning Board, to the Plaistow Zoning Ordinance, Article II Definitions, §220-2. by adding a definition for Camper/Recreational Vehicle and then adding specific related criteria on Article III, General Provisions to read as follows?

Article II Definitions §220-2.

CAMPER/RECREATIONAL VEHICLE – A vehicle and/or trailer that can be towed, hauled, or driven and can be used for temporary living accommodations for recreation, camping, travel, or seasonal use. When such vehicles and/or trailers are placed on foundations, they become structures

Article III General Provisions §220-17.6 Camper/Recreation Vehicles.

- a. Camper/Recreational vehicles may be stored unoccupied at owners' premises or permanent domicile in any residential zoning districts in the Town of Plaistow for any period of time.***
- b. Campers/Recreational vehicles may be occupied for camping in all residential zoning districts of the Town of Plaistow for up to thirty (30) consecutive days of the year providing the Camper/Recreational Vehicle presents no threat to public health and safety. No permit or inspection is required from the Town of Plaistow's Department of Building Safety***
- c. Campers/Recreational vehicles may be occupied for camping in all residential zoning districts for more than thirty (30) consecutive days but not to exceed an annual total ninety (90) days in any calendar year. Such use requires a permit and inspection from the Town of Plaistow's Department of Building Safety.***
- d. No permanent utility hookups are permitted and considerations of the treatment of waste shall be made.***
- e. A Camper/Recreational Vehicle shall not be occupied as a permanent dwelling at any time in the Town of Plaistow.***

T. Moore moved, second by B. Coye to post Proposed Plaistow Zoning Amendment P-23-05 to the March 2023 Warrant.

The motion to approve the minutes passed 5-0-0

Proposed Plaistow Zoning Amendment Z-23-6: Are you in favor of Amendment #6, as proposed by the Plaistow Planning Board, to the Plaistow Zoning Ordinance, Article VIII, Accessory Dwelling Units – ADUs, §220-57. General Requirements by modifying paragraph N, to read as follows?

N. Campers/Recreational Vehicles are not allowed as Accessory Dwelling Units in any district.

K. Robinson moved, second by T. Moore to post Proposed Plaistow Zoning Amendment P-23-06 to the March 2023 Warrant.

The motion to approve the minutes passed 5-0-0

Proposed Plaistow Zoning Amendment Z-23-7: Are you in favor of Amendment #7, as proposed by the Plaistow Planning Board, to the Plaistow Zoning Ordinance, Article V Establishment of Districts and District Regulations, Table 220-32I Minimum Dimensions for All Districts by adding a new Letter D as follows?

D. Residential Handicap Access Ramps are exempt from the requirement to meet property line setbacks for structures. Building permits and inspections are still required.

K. Robinson moved, second by B. Coye to post Proposed Plaistow Zoning Amendment P-23-07 to the March 2023 Warrant.

The motion to approve the minutes passed 5-0-0

Proposed Plaistow Zoning Amendment Z-23-8: Are you in favor of Amendment #8, as proposed by the Plaistow Planning Board, to the Plaistow Zoning Ordinance, Article III General Provisions, §220-17.3 by modifying paragraph 1 and ***adding a new paragraph 3.*** to read as follows.

A. Storage containers, without an axle, ***are allowed*** provided that the container has been issued a permit, is placed to meet the setbacks of the individual district and the following conditions are met:

1. Residential ***and Mixed Uses in C2 and VC: Not permitted : ~~One container per residential lot, maximum length 30 feet.~~***
2. Commercial/Industrial: No commercial or industrial site, with or without an approved site plan shall be issued a permit for a storage container without prior approval of the Planning Board.
3. ***Integrated Commercial Residential District: Permitted only for Commercial/Industrial and/or Combined Uses.***

K. Robinson moved, second by T. Moore to post Proposed Plaistow Zoning Amendment P-23-08 to the March 2023 Warrant.

The motion to approve the minutes passed 5-0-0

Proposed Plaistow Zoning Amendment Z-23-9: Are you in favor of Amendment #9, as proposed by the Plaistow Planning Board, to the Plaistow Zoning Ordinance, Article IX Signs §220-60. Commercial 2 District and Village Center District that amends paragraph A and paragraph C by adding the Village Center to read as follows?

A. All signs in a Commercial 2 and ***Village Center*** Districts shall consist of wood construction only, shall be illuminated with indirect lighting only, and shall be in keeping with the character

of Main Street.

C. The following signs are not permitted in the C2 and VC Districts:

K. Robinson moved, second by B. Coye to post Proposed Plaistow Zoning Amendment P-23-09 to the March 2023 Warrant.

The motion to approve the minutes passed 5-0-0

Proposed Plaistow Zoning Amendment Z-23-10: Are you in favor of Amendment #10, as proposed by the Plaistow Planning Board, to the Plaistow Zoning Ordinance, Article III General Provisions, §220-17.3. Storage Containers, by deleting “Plaistow Planning Board Fee Schedule” in paragraph C and adding “Building Department Fee Schedule Chapter 31” of the Plaistow Town Code” and to read as follows?

C. The cost of a permit for a storage container shall be as set forth in the **~~Plaistow Planning Board Fee Schedule~~ Building Department Fee Schedule – Chapter 31 of the Plaistow Town Code** for a twelve-month period. [Amended 3-11-2008 ATM by Art. 42; 3-13-18 ATM by Art. Z-18-14]

K. Robinson moved, second by L. Milette to post Proposed Plaistow Zoning Amendment P-23-10 to the March 2023 Warrant.

The motion to approve the minutes passed 5-0-0

Proposed Plaistow Zoning Amendment Z-23-11: Are you in favor of Amendment #11, as proposed by the Plaistow Planning Board, to the Plaistow Zoning Ordinance, Article II Definitions, §220-2. by amending the definition of Rooming and Boarding House and adding a definition for Congregate Care Facility, and Historic Structure, and then to add Congregate Care Facilities as a permitted use in Commercial (Table 220-32C) and Integrated Commercial Residential (220-32G) under Article V. Establishment of Districts and District Regulations to read as follows.

ROOMING AND BOARDING HOUSE — A building other than a hotel or motel where lodging is provided for compensation, ***meals may be provided, and kitchen facilities are not shared without individual cooking facilities.*** These ~~will~~ ***shall*** be considered commercial uses. [Amended ATM 3-13-2012 by Article P-12-21]

CONGREGATE CARE FACILITY — ***A residential development consisting of individual dwelling units with centralized amenities such as dining, housekeeping, transportation and organized social***

and recreational activities, and which may include limited medical services or social services on site. Residency in a Congregate Care Facility is based on qualifications determined by a private/non-profit agency. These shall be considered commercial uses.

HISTORIC STRUCTURE — Any structure that is:

- A. *Listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;*
- B. *Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;*
- C. *Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or*
- D. *Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:*
 - 1. *By an approved state program as determined by the Secretary of the Interior; or*
 - 2. *Directly by the Secretary of the Interior in states without approved programs.*

K. Robinson moved, second by L. Milette to post Proposed Plaistow Zoning Amendment P-23-11 to the March 2023 Warrant.

The motion to approve the minutes passed 5-0-0

Proposed Plaistow Zoning Amendment Z-23-12: Are you in favor of Amendment #12, as proposed by the Plaistow Planning Board, to the Plaistow Zoning Ordinance, Article II Definitions, §220-2. by adding definitions for Transportation Facility (Small) and Transportation Facility (Large) and then adding Transportation Facility (Small) as a by-right permitted use in the Industrial 2 (Table 220-32K) and Commercial 1 (Table 220-32B) districts and adding Transportation Facility (Large) as a by-right right permitted use in Industrial 2 (Table 220-32K) district in Article V, Establishment of Districts and District Regulations, to read as follows.

TRANSPORTATION FACILITY (SMALL) — *A facility that is used for the storage or parking of motor-driven buses (25 seats or less), taxis, limousines, or courier services with no more than four vehicles. No onsite customer loading/unloading is permitted.*

TRANSPORTATION FACILITY (LARGE) — *A facility that is used for the storage or parking of motor-driven buses, taxis, limousines, or courier services with five or more vehicles. No onsite customer loading/unloading is permitted.*

K. Robinson moved, second by T. Moore to post Proposed Plaistow Zoning Amendment P-23-12 to the March 2023 Warrant.

The motion to approve the minutes passed 5-0-0

Proposed Plaistow Zoning Amendment Z-23-13: Are you in favor of Amendment #13, as proposed by the Plaistow Planning Board, to the Plaistow Zoning Ordinance, Article IV, Natural Resources Protection, as follows?

Modify § 220.18.2 Paragraph B

from “... the applicant shall apply to the Zoning Board of Adjustment for a variance to remediate the stream crossings and/or encroachment(s).”

to “... the applicant shall apply for a Conditional use Permit (CUP) approved by the Planning Board before a Building Permit may be issued.”

K. Robinson moved, second by B. Coye to post Proposed Plaistow Zoning Amendment P-23-13 to the March 2023 Warrant.

The motion to approve the minutes passed 5-0-0

Proposed Plaistow Zoning Amendment Z-23-14: Are you in favor of Amendment #14, as proposed by the Plaistow Planning Board, to the Plaistow Zoning Ordinance, to modify Article III, General Provisions, §220-2.1 No existing site plan, by changing the section title to “Site Plan Applicability” and adding paragraphs B *and* C to read as follows?

§ 220-2.1 ~~No existing site plan~~ Site Plan Applicability [Added 3-12-2019 ATM by Art. Z-19-01]

- A. Any application for physical changes or changes of use to a lot that does not have an existing Site Plan, *approved by the Planning Board and* that is on file with the Town of Plaistow and/or the Rockingham County Registry of Deeds, must include a Site Plan in the application that conforms to the Plaistow Zoning Ordinance and all Site Plan Review and Subdivision Regulations.
- B. *Any application for physical changes to a lot in the Commercial, Industrial, or Multi-family Residential Districts must include a Site Plan in the application that conforms to the Plaistow Zoning Ordinance and all Site Plan Review and Subdivision Regulations.*
- C. *Any application for a change of use or any application submitted as a Planned Residential Development (PRD) or as an Affordable Housing for Older Persons District must include a Site Plan in the application that conforms to the Plaistow Zoning Ordinance and all Site Plan Review and Subdivision Regulations.*

K. Robinson moved, second by B. Coye to post Proposed Plaistow Zoning Amendment P-23-14 to the March 2023 Warrant.

The motion to approve the minutes passed 5-0-0

Proposed Plaistow Zoning Amendment Z-23-15: Are you in favor of Amendment #15, as proposed by the Plaistow Planning Board, to the Plaistow Zoning Ordinance, to modify Article V, Establishment of Districts and District Regulations by amending Table 220-32M. Commercial 3, by deleting number (5) under section C. Areas and Dimensions?

5. Minimum building set back: 50 feet from front property line

K. Robinson moved, second by B. Coye to post Proposed Plaistow Zoning Amendment P-23-15 to the March 2023 Warrant.

The motion to approve the minutes passed 5-0-0

Proposed Plaistow Zoning Amendment Z-23-16: Are you in favor of Amendment #16, as proposed by the Plaistow Planning Board, to the Plaistow Zoning Ordinance, Article XII, Floodplain Development, and Article IV, Natural Resources Protection as follows?

Delete Article XII, Floodplain Development in its entirety and mark sections §220-80 through §220-85 as (Reserved).

Amend Article IV, Natural Resources Protection by adding the following text to §220-20:

§220-20. Town of Plaistow Floodplain Management Ordinance

§220-20.1 - STATUTORY AUTHORITY AND PURPOSE

- A. This ordinance, adopted pursuant to the authority of RSA 674:16, RSA 674:17, and 674:56, shall be known as the Plaistow Floodplain Management Ordinance (“Ordinance”). The regulations in this Ordinance shall overlay and supplement the regulations in the Plaistow Zoning Ordinance (“PZO”), and shall be considered part of the PZO for purposes of administration and appeals under state law.***
- B. The purpose of this Ordinance is to promote the public health, safety, and general welfare; minimize hazards to persons and property from flooding; to protect watercourses from encroachment; and to maintain the capability of floodplains to retain and carry off floodwaters.***

§220-20.2 – FINDINGS OF FACT AND APPLICABILITY

- A. *Certain areas of the Town of Plaistow are subject to periodic flooding, causing serious damages to properties within these areas. Relief is available in the form of flood insurance as authorized by the National Flood Insurance Act of 1968. Therefore, the Town of Plaistow has chosen to become a participating community in the National Flood Insurance Program (NFIP), and agrees to comply with the requirements of the National Flood Insurance Act of 1968 (P.L. 90-488, as amended) as detailed in this Ordinance.*
- B. *The following regulations in this Ordinance shall apply to all lands within Town of Plaistow and designated as special flood hazard areas by the Federal Emergency Management Agency (FEMA) in its "Flood Insurance Study (FIS) for Rockingham County, NH" dated May 17, 2005, or as amended, together with the associated Flood Insurance Rate Map (FIRM) panels 0370E, 0390E, 0560E, 0576E, 0577E, 0578E, 0579E, 0585E, 0590E, dated May 17, 2005, or as amended and associated amendments and revisions, which are declared to be a part of this Ordinance and are hereby incorporated by reference.*
- C. *This Ordinance establishes a permit system and review procedure for development in a special flood hazard area of the Town of Plaistow.*

§220-20.3 – ADMINISTRATIVE PROVISIONS

- A. *If any provision of this Ordinance differs or appears in conflict with any other ordinance or regulation, the provision imposing the greater restriction or more stringent standard shall be controlling.*

Should any section or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof other than the part so declared to be unconstitutional or invalid.

In accordance with RSA 676, the Floodplain Administrator shall enforce and administer the provisions of this Ordinance.

The degree of flood protection required by this Ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur, and flood heights may be increased by man-made or natural causes. This Ordinance does not imply that land outside of a special flood hazard area or uses that are permitted within such areas will be free from flooding or flood damage.

§220-20.4 – FLOODPLAIN ADMINISTRATOR DUTIES AND RESPONSIBILITIES

- A. *The Plaistow Code Enforcement Officer is hereby appointed to administer and implement these regulations and is referred to herein as the "Floodplain Administrator."*

The duties and responsibilities of the Floodplain Administrator shall include, but are not limited to:

- 1. Ensure that permits are obtained for proposed development in a special flood hazard area.*
- 2. Review all permit applications for completeness and accuracy, and coordinate with the applicant for corrections or further documentation, as needed.*
- 3. Interpret the special flood hazard area and floodway boundaries and determine whether a proposed development is located in a special flood hazard area, and if so, whether it is also located*

in a floodway.

- 4. Provide available flood zone and base flood elevation information pertinent to the proposed development.*
- 5. Make the determination as to whether a structure will be substantially improved or has incurred substantial damage as defined in this Ordinance and enforce the provisions of this Ordinance for any structure determined to be substantially improved or substantially damaged.*
- 6. Issue or deny a permit based on review of the permit application and any required accompanying documentation.*
- 7. Ensure prior to any alteration or relocation of a watercourse that the required submittal and notification requirements in this Ordinance are met.*
- 8. Review all required as-built documentation and other documentation submitted by the applicant for completeness and accuracy and verify that all permit conditions have been completed in compliance with this Ordinance.*
- 9. Notify the applicant in writing of either compliance or non-compliance with the provisions of this Ordinance.*
- 10. Ensure the administrative and enforcement procedures detailed in RSA 676 are followed for any violations of this Ordinance.*
- 11. Submit to FEMA, or require applicants to submit to FEMA, data and information necessary to maintain FIRMs, including hydrologic and hydraulic engineering analyses prepared by or for the Town of Plaistow, within six months after such data and information becomes available if the analyses indicate changes in base flood elevations, special flood hazard area and/or floodway boundaries.*
- 12. Maintain and permanently keep and make available for public inspection all records that are necessary for the administration of these regulations, including: local permit documents, flood zone and base flood elevation determinations, substantial improvement and damage determinations, variance and enforcement documentation, and as-built elevation and dry floodproofing data for structures subject to this Ordinance.*
- 13. Delegate duties and responsibilities set forth in these regulations to qualified technical personnel, inspectors, or other community officials as needed.*

§220-20.5 - FLOOD ZONE AND FLOODWAY DETERMINATIONS

- A. The Floodplain Administrator shall determine whether any portion of a proposed development is located in a special flood hazard area and if so, whether it is also located in a floodway, using the effective FIRM. If the development is located wholly or partially in a special flood hazard area, the Floodplain Administrator shall determine the flood zone and the applicable requirements in the Ordinance that shall apply to the development.*
- B. Where it is unclear whether a site is in a special flood hazard area and/or in a floodway, the Floodplain Administrator may require additional information from the applicant to determine the development's location on the effective FIRM.*
- C. If any portion of a development including a structure and its attachments (e.g, deck posts, stairs) is located in multiple flood zones, the flood zone with the more restrictive requirements documented in this Ordinance shall apply.*
- D. Where a conflict exists between the floodplain limits illustrated on the FIRM and actual natural ground elevation, the base flood elevation(s) in relation to the actual natural ground elevation shall be the governing factor in locating the regulatory floodplain limits.*

- E. Within a riverine special flood hazard area designated as Zone A, the Floodplain Administrator shall obtain, review, and reasonably utilize any floodway data available from Federal, State, or other sources. If floodway data is available, the applicant shall meet the floodway requirements in §220-20.13 of this Ordinance.*

§220-20.6 – SUBSTANTIAL IMPROVEMENT AND DAMAGE DETERMINATIONS

- A. For all development in a special flood hazard area that proposes to improve an existing structure, including alterations, movement, enlargement, replacement, repair, additions, rehabilitations, renovations, repairs of damage from any origin (such as, but not limited to flood, fire, wind or snow) and any other improvement of or work on such structure including within its existing footprint, the Floodplain Administrator, in coordination with any other applicable community official(s), shall be responsible for the following:*
- 1. Review description of proposed work submitted by the applicant.*
 - 2. Use the community's current assessed value of the structure (excluding the land) to determine the market value of the structure prior to the start of the initial repair or improvement, or in the case of damage, the market value prior to the damage occurring. If the applicant disagrees with the use of the community's assessed value of the structure, the applicant is responsible for engaging a licensed property appraiser to submit a comparable property appraisal for the total market value of only the structure.*
 - 3. Review cost estimates of the proposed work including donated or discounted materials and owner and volunteer labor submitted by the applicant. Determine if the costs are reasonable for the proposed work, or use other acceptable methods, such as those prepared by licensed contractors or professional construction cost estimators and from building valuation tables, to estimate the costs.*
 - 4. Determine if the proposed work constitutes substantial improvement or repair of substantial damage as defined in this Ordinance.*
 - 5. Notify the applicant in writing of the result of the substantial improvement or damage determination. If the determination is that the work constitutes substantial improvement or substantial damage, the written documentation shall state that full compliance with the provisions of this Ordinance is required.*
 - 6. Repair, alteration, additions, rehabilitation, or other improvements of historic structures shall not be subject to the elevation and dry floodproofing requirements of this Ordinance if the proposed work will not affect the structure's designation as a historic structure. The documentation of a structure's continued eligibility and designation as a historic structure shall be required by the Floodplain Administrator in approving this exemption.*

§220-20.7 – FLOODPLAIN PERMITTING REQUIREMENTS

- A. All proposed development within a special flood hazard area shall require a permit from the Town of Plaistow, prior to the commencement of any development activities. Development, as defined in this Ordinance, includes both building and non-building activities.*
- B. To obtain a permit, the applicant shall first submit a completed application in writing on a form furnished by the Town of Plaistow, for that purpose. Every application shall include, but is not limited to:*
- 1. The name, address and phone number of the applicant, owner, and contractor(s);*

2. *A map indicating the location of the proposed development sufficient to accurately locate property and structure(s) in relation to existing roads and waterbodies;*
 3. *A description of the proposed development and the use or occupancy for which the proposed development is intended;*
 4. *If the development involves proposed work on an existing structure, a description of the total costs of the proposed work including all materials and labor;*
 5. *In a Zone A, for proposed developments either greater than 50 lots or greater than 5 acres, the base flood elevation(s) established for the area, including any data such as hydraulic and hydrologic analyses, used to determine the elevation(s);*
 6. *Submittal of evidence that all necessary permits have been obtained from those Federal, State, or local government agencies from which prior approval is required; and*
 7. *Such other material and information as may be requested by the Floodplain Administrator to determine conformance with, and provide enforcement of, this Ordinance.*
- C. The Floodplain Administrator shall review all permit applications for completeness and accuracy, and coordinate with the applicant for corrections or further documentation, as needed. If the proposed development will comply with this Ordinance, the Floodplain Administrator shall approve the application and issue a permit. If the proposed development will not comply with this Ordinance, the Floodplain Administrator shall deny the permit application and return to the applicant with a written explanation of denial.*
- D. Following completion of new construction of a structure or an existing structure that was substantially improved or replaced, or that incurred substantial damage, or the placement or substantial improvement of a manufactured home, the applicant shall submit the following to the Floodplain Administrator:*
1. *A completed and certified copy of an Elevation Certificate that includes the as-built elevation (in relation to mean sea level) of the lowest floor of the structure and whether or not the structure has a basement.*
 2. *If a non-residential structure includes dry floodproofing, a completed and certified copy of the Floodproofing Certificate for Non-Residential Structures that includes the as-built elevation (in relation to mean sea level) to which the structure was dry floodproofed and certification of floodproofing.*
- E. The Floodplain Administrator shall review all required as-built documentation and other documentation submitted by the applicant for completeness and accuracy and verify that all permit conditions have been completed in compliance with this Ordinance.*

The Floodplain Administrator shall either:

1. *Issue a Certificate of Compliance to the applicant if it has been determined that full compliance with this Ordinance has been met; or*
2. *Notify the applicant in writing of any violation of this Ordinance and the actions required to bring the development into compliance with this Ordinance if it has been determined that full compliance with this Ordinance has not been met.*

§220-20.8 - FLOOD ELEVATION DETERMINATIONS

- A. The Floodplain Administrator shall determine the flood elevation for a structure as applicable for each permit application in the following flood zones:*
- 1. For Zone AE, the base flood elevation is determined from the data provided in the community's FIS and accompanying FIRM.*
 - 2. For Zone A with no base flood elevation shown in the FIS or on the FIRM:*
 - a. The Floodplain Administrator shall obtain, review, and reasonably utilize any base flood elevation data available from any Federal, State or other source including data submitted to the community for development proposals (i.e. subdivisions, site plan approvals).*
 - b. Where a base flood elevation is not available or not known, the base flood elevation shall be determined to be at least 2 feet above the highest adjacent grade.*
 - c. For a development either greater than 50 lots or greater than 5 acres, the applicant shall develop a base flood elevation for the site and provide it to the Floodplain Administrator with their permit application.*
- B. If a structure is affected by multiple base flood elevations, the highest base flood elevation shall apply.*

§220-20.9 –FLOODPLAIN DEVELOPMENT REQUIREMENTS

- A. All development located in a special flood hazard area shall be:*
- 1. Reasonably safe from flooding;*
 - 2. Designed and constructed with methods and practices that minimize flood damage;*
 - 3. Designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement (including structures and above ground gas or liquid storage tanks);*
 - 4. Constructed with flood damage-resistant materials;*
 - 5. Constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment, and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;*
 - 6. Adequately drained to reduce exposure to flood hazards;*
 - 7. Compliant with the applicable requirements of the State Building Code and the applicable standards in this Ordinance, whichever is more restrictive.*

§220-20.10 – STRUCTURE REQUIREMENTS

- A. New construction of a residential structure, or an existing residential structure to be substantially improved or replaced, or that has incurred substantial damage, located in a special flood hazard area shall have the lowest floor elevated at least one foot above the base flood elevation.*
- B. New construction of a non-residential structure, or an existing non-residential structure to be substantially improved or replaced, or that has incurred substantial damage, located in a special flood hazard area shall:*
- 1. Have the lowest floor elevated at least one foot above the base flood elevation; or*
 - 2. Together with attendant utility and sanitary facilities:*
 - a. Be floodproofed at least one foot above the base flood elevation so that below this elevation the structure is watertight with walls substantially impermeable to the passage of water;*
 - b. Have structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy; and*

- c. Be certified by a registered professional engineer or architect that the dry floodproofing design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this section. Such certification shall be provided to the Floodplain Administrator in the form of a completed and signed Floodproofing Certificate for Non-Residential Structures.*
- C. A fully enclosed area for new construction of a structure, or an existing structure to be substantially improved or replaced, or that has incurred substantial damage located in a special flood hazard area that is below the lowest floor of a structure, below the base flood elevation, and therefore subject to flooding, shall meet the following requirements:*
 - 1. Be constructed with flood damage-resistant materials;*
 - 2. Be used solely for the parking of vehicles, building access, or storage;*
 - 3. Be constructed with the floor of the enclosed area at grade on at least one side of the structure; and*
 - 4. Be constructed with flood openings installed in the enclosure walls so that they are designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwater. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:*
 - a. A minimum of two flood openings on different sides of each enclosed area having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided;*
 - b. The bottom of all flood openings shall be no higher on the enclosure wall than one foot above either the interior or exterior grade, whichever is higher; and*
 - c. Flood openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.*
- D. A fully enclosed area that has a floor that is below grade on all sides, including below-grade crawlspaces and basements are prohibited for new structures, existing structures to be substantially improved or replaced, or that have incurred substantial damage located in a special flood hazard area.*

§220-20.11 – MANUFACTURED HOMES AND RECREATIONAL VEHICLES

- A. A new manufactured home to be placed, or an existing manufactured home to be substantially improved or replaced, or that has incurred substantial damage, located in a special flood hazard area shall:*
 - 1. Have the lowest floor elevated at least one foot above the base flood elevation;*
 - 2. Be on a permanent, reinforced foundation;*
 - 3. Be installed using methods and practices which minimize flood damage;*
 - 4. Be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement. Methods of anchoring are authorized to include, but are not to be limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces; and*
 - 5. Comply with the requirements of §220-20.10.C of this Ordinance in cases where fully enclosed areas are present below an elevated manufactured home, including enclosures surrounded by rigid skirting or other material attached to the frame or foundation. Flexible skirting and rigid skirting not attached to the frame or foundation of a manufactured home are not required to have*

flood openings.

- B. *A recreational vehicle located within a special flood hazard area shall meet one of the following requirements:*
- 1. Be on a site for fewer than 180 consecutive days; or*
 - 2. Be fully licensed, on wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and have no permanently attached additions; or*
 - 3. Meet the requirements for “manufactured homes” as stated in §220-20.11.A of this Ordinance.*

§220-20.12 - WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS

- A. *The following standards shall apply to all water supply, sanitary sewage, and on-site waste disposal systems located in a special flood hazard area:*
- 1. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the systems;*
 - 2. New and replacement sanitary sewage systems shall be designed and located to minimize or eliminate infiltration of flood waters into the systems and discharge from the system into flood waters; and*
 - 3. On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding.*

§220-20.13 – FLOODWAY REQUIREMENTS

- A. *Within a floodway, for any development, including fill, new construction, substantial improvements and other development or land disturbing-activity the applicant must, prior to a permit being issued by the Floodplain Administrator, submit certification prepared by a registered professional engineer, along with supporting technical data and analyses, that demonstrates that such development will not cause any increase in the base flood elevation at any location in the community.*

If the analyses demonstrate that the proposed activities will result in any increase in the base flood elevation, the applicant must obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to permit issuance by the Floodplain Administrator. The Floodplain Administrator reserves the right to deny a permit for the project if concerns about the development being reasonably safe from flooding remain following issuance of the CLOMR. If a permit is issued and the project completed, the applicant must also obtain a Letter of Map Revision (LOMR) from FEMA. CLOMR and LOMR submittal requirements and fees shall be the responsibility of the applicant.

- B. *Within a riverine special flood hazard area where a base flood elevation has been determined but a floodway has not been designated, for any development, including fill, new construction, substantial improvements and other development or land disturbing-activity, the applicant must, prior to a permit being issued by the Floodplain Administrator, submit certification prepared by a registered professional engineer, along with supporting technical data and analyses, that demonstrates that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the base flood elevation more than one (1) foot at any point within the community.*

If the analyses demonstrate that the proposed activities will result in more than a one (1) foot increase

in the base flood elevation, the applicant must obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to permit issuance by the Floodplain Administrator. The Floodplain Administrator reserves the right to deny a permit for the project if concerns about the development being reasonably safe from flooding remain following issuance of the CLOMR. If a permit is issued and the project completed, the applicant must also obtain a Letter of Map Revision (LOMR) from FEMA. CLOMR and LOMR submittal requirements and fees shall be the responsibility of the applicant.

§220-20.14 – WATERCOURSE ALTERATIONS

- A. Prior to a permit being issued by the Floodplain Administrator for any alteration or relocation of any riverine watercourse, the applicant shall:*
- 1. Notify the Wetlands Bureau of the New Hampshire Department of Environmental Services and submit copies of such notification to the Floodplain Administrator, in addition to the copies required by RSA 482-A: 3; and*
 - 2. Submit to the Floodplain Administrator certification provided by a registered professional engineer, assuring that the flood carrying capacity of an altered or relocated watercourse can and will be maintained.*
- B. Prior to a permit being issued for any alteration or relocation of any riverine watercourse, the Floodplain Administrator shall notify adjacent communities and the State NFIP Coordinating Agency, and submit copies of such notification to FEMA's Federal Insurance Administrator.*

§220-20.15 - VARIANCES AND APPEALS

- A. Any order, requirement, decision or determination of the Floodplain Administrator made under this Ordinance may be appealed to the Zoning Board of Adjustment as set forth in RSA 676:5.*
- B. If the applicant, upon appeal, requests a variance as authorized by RSA 674:33, I (b), the applicant shall have the burden of showing in addition to the variance standards under state law that:*
- 1. The variance will not result in increased flood heights of any magnitude, additional threats to public safety, fraud on or victimization of the public; or extraordinary public expense;*
 - 2. The issuance of the variance will not conflict with other State, Federal or local laws or Ordinances;*
 - 3. If the requested variance is for activity within a floodway, no increase in flood levels during the base flood discharge will result; and*
 - 4. The variance is the minimum necessary, considering the flood hazard, to afford relief.*
- C. The Zoning Board of Adjustment shall notify the applicant in writing that:*
- 1. The issuance of a variance to construct below the base flood elevation will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage; and*
 - 2. Such construction below the base flood elevation increases risks to life and property.*

Such notification shall be maintained with a record of all variance actions.

- D. The community shall:*

- 1. Maintain a record of all variance actions, including their justification for their issuance; and*
- 2. Report such variances issued in its annual or biennial report submitted to FEMA's Federal Insurance Administrator.*

§220-20.16 - DEFINITIONS

The following definitions shall apply only to this Floodplain Management Ordinance, and shall not be affected by the provisions of any other Ordinance.

ACCESSORY USE OR STRUCTURE as defined in Article II, Definitions.

BASE FLOOD OR 1 PERCENT ANNUAL CHANCE FLOOD means the flood having a one-percent possibility of being equaled or exceeded in any given year.

BASE FLOOD ELEVATION (BFE) means the elevation of the base (one-percent annual chance) flood referenced to a specified vertical datum (National Geodetic Vertical Datum of 1929 or North American Vertical Datum of 1988).

BASEMENT means any area of a structure having its floor subgrade (below ground-level) on all sides.

BUILDING - see "Structure".

CONDITIONAL LETTER OF MAP REVISION (CLOMR) means FEMA's comment on a proposed project that would, upon construction, affect the hydrologic and/or hydraulic characteristics of a flooding source and thus result in the modification of the existing floodway, base flood elevation, or the special flood hazard area. CLOMRs do not revise an effective FIRM since they do not reflect as-built conditions.

DEVELOPMENT means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavating or drilling operations or storage of equipment or materials.

ELEVATION CERTIFICATE means a form developed by FEMA to collect surveyed elevations and other information about a building, which can be used for the purposes of compliance with a community's floodplain regulations, flood insurance rating, and Letters of Map Amendment applications.

ENCLOSED AREA means an area created by a crawlspace or solid walls that fully enclose an area below an elevated building.

FEMA means the Federal Emergency Management Agency.

FLOOD OR FLOODING means a general and temporary condition of partial or complete inundation of normally dry land areas from:

- a. the overflow of inland or tidal waters, or*
- b. the unusual and rapid accumulation or runoff of surface waters from any source.*

FLOOD BOUNDARY AND FLOODWAY MAP (FBFM) means the official map on which FEMA has delineated the Regulatory floodway. This map should not be used to determine the correct flood hazard zone or base flood elevation. The FIRM will be used to make determinations of flood hazard zones and base flood elevations.

FLOOD DAMAGE-RESISTANT MATERIALS means any building product (material, component or system) capable of withstanding direct and prolonged contact with floodwaters without sustaining significant damage. See FEMA "Technical Bulletin 2, Flood Damage-Resistant Materials Requirements."

FLOOD INSURANCE RATE MAP (FIRM) means the official map incorporated with this Ordinance, on which FEMA has delineated both the special flood hazard areas and the risk premium zones applicable to the community. The FIRM is a graphic representation of the data contained in the accompanying Flood Insurance Study.

FLOOD INSURANCE STUDY (FIS) means a compilation and presentation of flood risk data for specific watercourses, lakes, and coastal flood hazard areas within a community. The FIS report contains detailed flood elevation data in flood profiles and data tables.

FLOOD OPENING means an opening in a foundation or enclosure wall that allows automatic entry and exit of floodwaters. See FEMA "Technical Bulletin 1, Openings in Foundation Walls and Walls of Enclosures."

FLOODPLAIN OR FLOOD-PRONE AREA means any land area susceptible to being inundated by water from any source (see definition of "Flooding").

FLOODPLAIN ADMINISTRATOR means a person responsible for administering and implementing the community's local floodplain ordinance and ensuring that the community is complying with minimum NFIP standards and enforcing any locally imposed higher standards.

FLOODPROOFED OR FLOODPROOFING means any combination of structural and non-structural additions, changes, or adjustments to structures that reduce or eliminate flood damage to real estate or improved real property, water and sanitation facilities, structures and their contents.

FLOODPROOFING CERTIFICATE FOR NON-RESIDENTIAL STRUCTURES means the form developed by FEMA for use in the certification of non-residential dry floodproofing designs.

FLOODPROOFING, DRY means making a structure watertight below the level that needs flood protection to prevent floodwaters from entering.

FLOODPROOFING, WET means permanent or contingent measures applied to a structure and/or its contents that prevent or provide resistance to damage from flooding by allowing flood waters to enter the structure.

FLOODWAY means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

HIGHEST ADJACENT GRADE means the highest natural elevation of the ground surface prior to

construction next to the proposed walls of a structure.

HISTORIC STRUCTURE as defined in Article II, Definitions.

LETTER OF MAP CHANGE means an official document issued by FEMA that revises or amends the flood hazard information shown on the FIRM without requiring the FIRM to be physically revised and/or re-published. Letters of Map Change can include Letters of Map Amendment, Letters of Map Revision, and Letters of Map Revision Based on Fill.

LETTER OF MAP REVISION (LOMR) means FEMA's modification to an effective FIRM, usually as a result of physical changes to the flooding source and floodplain that result in the modification of the existing Regulatory floodway, base flood elevations, or special flood hazard area. LOMRs are a cost effective way to keep FIRMs up to date without republishing an entire map panel or panels. The LOMR is generally accompanied by an annotated copy of the affected portions of the FIRM and/or FIS report.

LOWEST FLOOR means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such an enclosure is built in compliance with the applicable non-elevation design requirements in this Ordinance.

MANUFACTURED HOME as defined in Article II, Definitions. For floodplain management purposes the term "manufactured home" includes park trailers, travel trailers, and other similar vehicles placed on site for greater than 180 consecutive days.

Manufactured Home Park or Subdivision as defined in Article II, Definitions.

MEAN SEA LEVEL means the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, or other vertical datum to which base flood elevations shown on a community's FIRMs are referenced.

NATIONAL FLOOD INSURANCE PROGRAM (NFIP) means the program created by the Congress of the United States in 1968 through the National Flood Insurance Act of 1968 (P.L. 90-448). The program enables property owners in participating communities to purchase insurance protection, administered by the government, against losses from flooding.

NATURAL GRADE means the grade unaffected by construction techniques such as fill, landscaping or berming.

NEW CONSTRUCTION means structures for which the start of construction commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

RECREATIONAL VEHICLE means a vehicle:

- a. built on a single chassis;
- b. 400 square feet or less when measured at the largest horizontal projection;
- c. designed to be self-propelled or permanently towable by a light duty truck; and
- d. designed primarily not for use as a permanent dwelling but as temporary living quarters (less than

180 consecutive days) for recreational, camping, travel or seasonal use.

SPECIAL FLOOD HAZARD AREA (SFHA) means the land in the floodplain subject to a one-percent or greater possibility of flooding in any given year. The area is designated on the FIRM as Zones A, AO, A1-30, AE, or VE.

START OF CONSTRUCTION includes substantial improvements, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or part of the main structure.

STATE BUILDING CODE means the current codes adopted by the state of New Hampshire.

STATE NFIP COORDINATING AGENCY means the agency of the state government (or other office designated by the Governor of the state or by state statute) that, at the request of the Federal Insurance Administrator, assists in the implementation of the National Flood Insurance Program (NFIP) in that state.

STRUCTURE as defined in Article II, Definitions.

SUBSTANTIAL DAMAGE means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. The market value of the structure should equal the appraised value of the structure prior to the damage occurring.

SUBSTANTIAL IMPROVEMENT means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the “start of construction” of the improvement. This term includes structures which have incurred “substantial damage”, regardless of the actual repair work performed. The term does not, however, include either:

- a. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or
- b. Any alteration of a “historic structure,” provided that the alteration will not preclude the structure's continued designation as a “historic structure”.

VARIANCE as defined in Article II, Definitions.

VIOLATION as defined in Article II, Definitions

T. Moore moved, second by K. Robinson to post Proposed Plaistow Zoning Amendment P-23-16 to the March 2023 Warrant.

The motion to approve the minutes passed 5-0-0

Proposed Plaistow Zoning Amendment Z-23-17: Are you in favor of Amendment #17, as proposed by the Plaistow Planning Board, to the Plaistow Zoning Ordinance, Article II, Definitions as follows?

Modify the definition of Variance by amending the length of time to file an appeal as follows?

VARIANCE – A legal permit to depart from requirements of this chapter granted by the Board of Adjustment. Building permits will be held until the ~~twenty-day~~ appeal period has passed in accordance with RSA 677:2.

And adding a definition of Violation to read as follows?

VIOLATION - means the failure of a structure or other development to be fully compliant with the Plaistow's zoning ordinance or its subdivision or site plan regulations.

T. Moore moved, second by K. Robinson to post Proposed Plaistow Zoning Amendment P-23-17 to the March 2023 Warrant.

The motion to approve the minutes passed 5-0-0

S. Tatarczuk noted that the amendment to stormwater management currently listed as Z-23-18 may not be necessary to be posted to the warrant as they learned this day that Plaistow has been recommended for funding from a stormwater protection grant, which would fund updates to the entire stormwater management ordinance to be in full compliance with the MS4 permit and everything needed to be done for the DES and State. Her office is recommending holding off on this amendment as the grant will make the whole process more streamlined and easy. It was agreed to postpone that amendment and renumber the amendment following it.

Proposed Plaistow Zoning Amendment Z-23-18: Are you in favor of Amendment #19, as proposed by the Plaistow Planning Board, to the Plaistow Zoning Ordinance, Article IV, Natural Resources Protection, §220-19.3 Applicability as follows?

~~A waiver~~ **Relief** from this ordinance may be granted by the ~~Planning Board~~ **Zoning Board of Adjustment**.

B. Coye moved, second by T. Moore to post Proposed Plaistow Zoning Amendment P-23-18 to the March 2023 Warrant.

The motion to approve the minutes passed 5-0-0

CITIZEN'S PETITION TO AMEND ZONING ORDINANCE: Ch. Alberti read into the record the following memo from Dee Voss, Zoning Official, regarding a citizen's petition submitted by Daniel Kane:

The CP proposes changes to the signage allowance in the Integrated Commercial Residential (ICR) Zoning District to allow the same amount of signage for a residential agricultural use as would be allowed for commercial/industrial uses in the ICR district.

The CP submission has been vetted by the Town Clerk's Office as a proper submission, Even though the CP proposes a zoning amendment the Board cannot change the wording of the petition, but will need to vote whether or not to recommend the CP on the ballot and a draft motion is provided for your convenience.

As the Zoning Official, I would like to offer the following for the Board's consideration in their vote whether to recommend the amendment. This is provided as information only and not a recommendation on how the Board should vote.

- The proposed amendment is exclusive to the ICR Zoning District, not all districts where agricultural uses are allowed. Since the applicant's use is the only farm use in the ICR district, and the signage would not be available to other agricultural uses in other districts where the use is allowed without relief from the ZBA, this could potentially be viewed as spot zoning as it only benefits a single parcel.
- The proposed amendment would allow the same amount of signage for a residential agricultural use as any commercial/industrial use in the ICR as well as the C1, IND1, IND2 districts, but does not require the agricultural use to have Planning Board site plan approval. All commercial or industrial uses in the noted districts would be required to have Planning Board site plan review and approval before they could obtain any sign permits

Ch. Alberti read the Citizens Petition into the record:

We, the undersigned registered voters of the Town of Plaistow, request the Board of Selectmen to insert the following article on the Warrant for the March 14, 2023, Town Meeting of Plaistow, New Hampshire.

Shall the Town vote to approve the following modification to the Plaistow Zoning Ordinance Article IX, Signs Section 220-60.1. Integrated Commercial Residential District as follows?
Add new Paragraphs E and F as follows:

1. E. Farms (as defined in New Hampshire RSA 21:34-a Farm, Agriculture, Farming) :1
on site thirty square foot freestanding sign is permitted. The freestanding sign and supporting structure may not exceed ten (10) feet in height. Each farm building shall also be allowed up to two signs attached to a building facade, provided that the following restrictions are met:

1} If both signs are attached to the same building facade, then the total square footage of both signs shall not exceed 10% of the building facade to which they are affixed.

2} If the signs are attached to different building facades, then one sign shall not exceed 10% of the facade to which it is affixed, and the other sign shall not exceed 5% of the facade to which it is affixed.

3) The building facade is calculated by measuring from roofline to foundation and subtracting out any glass

F. All freestanding and attached signs on a Farm shall consist of wood construction only shall be illuminated with indirect lighting and shall be in keeping with the agricultural character of the property.

If you are in favor of including the proposed modification to the Plaistow Zoning Ordinance Article IX, Signs Section 220-60.1. Integrated Commercial Residential District in the Plaistow Town Warrant, please indicate your approval by signing below.

K. Robinson moved, second by L. Milette to recommend the Citizen's Petition Zoning Amendment to Article IX §220-60.1 as proposed by Daniel Kane.

There was discussion about Spot Zoning, which is not allowed by the RSAs, and if this passed the zoning would need to be reviewed for changes for all districts. T. Moore said the reason the Town doesn't list agriculture as a permitted use in the various districts is because NH RSAs state that forestry and agriculture are permitted in any zone. He said the point about spot zoning for one parcel is correct, that usually is such cases the applicant would apply for a variance. B. Coye noted that everyone wants this business in Town and wants it to succeed; that it is a matter of getting a variance. He noted the Selectmen did not recommend the petition. There was discussion of potential unintended consequences. There was discussion of current signage restrictions in various districts. The lack of the site plan review by the planning board requirement was discussed. It was noted that this petition allows a farm to have commercial signage allowances but it side steps any other review requirements with which the commercial businesses must comply.

The motion to recommend failed 2(L. Milette, K. Robinson)-3 (T. Alberti, B. Coye, T. Moore)-0

Ch. Alberti closed the Public Hearing at 8:22 PM.

4. OLD BUSINESS

Economic Development Master Plan Survey – Update: S. Tatarczuk reported there are now 242 responses to the survey and it will be closed at the end of the business day on Friday Jan. 6th and she will have material to review at the February workshop. After the results are reviewed the Master Plan sections that address economic development will be reviewed, and updates will be considered and how these might trigger zoning amendments for 2024.

Housing Opportunity Grant: S. Tatarczuk reviewed the grant process, shared a draft application, and noted that the application due date is January 23, 2023. She noted the various workshops that are planned in the draft application and said these were all up for review and consideration. She said the total funds being requested is \$25,000 for each grant phase right now, and the maximum award amount for Phase 1 (Needs Analysis and Planning) is \$25,000 and Phase 2 (Regulatory Audit) is \$50,000. No matching funds are needed from the Town to proceed if a grant is awarded. A robust community engagement is wanted for this project.

L. Milette asked for information on the build-out before we engage the community so they can know how and where such housing can be accommodated in Plaistow. It was suggested this might be a three-year process.

5. NEW BUSINESS

Bond Set – 38 Westville Rd (Blinn): The bond was discussed.

T. Moore moved, second by K. Robinson that the construction bond for the Additional Pavement and Drainage Upgrades at 38 Westville Rd be set at \$9,490.00

The motion passed 5-0-0

The Board expressed its condolences to the family of John Blinn and acknowledged his many contributions to the Town.

6. COMMUNICATIONS, UPDATES, FYI'S AND OTHER BUSINESS

It was noted that T. Moore and K. Robinson's terms end this year. Ch. Alberti said the survey should give the Board directions for moving forward this year. He mentioned the Town needs to address housing issues. R. Anthony asked if there was an equivalent of a Chamber of Commerce in the area to help market the Town and if a marketing push would be possible. T. Moore mentioned a previous economic development committee that was active for a few years. S. Tatarczuk suggested several options to pursue and suggested this be discussed at the next meeting.

ADJOURNMENT

There was no additional business before the Board and the meeting was adjourned at 8:54 PM.

Respectfully Submitted,

Charlene A. Glorieux
Minute Taker