

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



**PLANNING BOARD MINUTES**  
**December 2, 2020**

**Workshop Meeting**

**Call to Order: The meeting was called to order at 6:31 PM**

- 1. ROLL CALL:** James Peck, *Ch.* - Remote  
Tim Moore, *Vice Ch.* - Present at Town Hall  
Laurie Milette- Excused  
Francine Hart, *Selectman's Rep*- Remote  
Karen Robinson - Present at Town Hall  
Tom Alberti, Alternate – Present at Town Hall (non-voting)  
Geoffrey Adams, Alternate – Present at Town Hall  
Greg Taillon, *Selectman's Alt*- Remote (non-voting)  
John Cashell, *Planning Director* – Present at Town Hall (non-voting)

**2. REVIEW/APPROVAL OF NOVEMBER 18, 2020 MINUTES:**

Draft minutes were included with the meeting materials. F. Hart noted that the meeting had adjourned at 8:00pm not 7:00pm as written.

*T. Moore moved, second by K. Robinson approve the minutes from November 18, 2020 as corrected.*  
There were no other changes.

In the absence of L. Milette, Ch. Peck appointed T. Alberti as a voting alternate.

*The motion to approve the minutes as amended passed 4 (T. Moore, K. Robinson, F. Hart, T. Alberti) - 0 - 1(J. Peck).*

**3. FINAL ZONING AMENDMENT REVIEW BEFORE PUBLIC HEARING:**

**Proposed Plaistow Zoning Amendment Z-21-1** Ch. Peck asked T. Moore to explain the change to the amendment. T. Moore said that Health Officer Dennise Horrocks recommended removing much of the language and to reference RSA Title XXX which covers the topic.

*F. Hart moved, second by K. Robinson to post Zoning Amendment Z-21-1 for Public Hearing.*

*The motion to approve passed 5- (J. Peck, T. Moore, K. Robinson, F. Hart, T. Alberti) 0 -0 .*

**Proposed Plaistow Zoning Amendment Z-21-2** which adds the permitted use of Function Hall. There was discussion about whether to amend this amendment or add another full article. It was agreed to add another amendment.

***F. Hart moved, second by K. Robinson to post Zoning Amendment Z-21-2 for Public Hearing.***

***The motion to approve passed 5- (J. Peck, T. Moore, K. Robinson, F. Hart, T. Alberti) 0 -0.***

Ch. Peck asked if the Board should go through the rest of the amendments and come back to add another amendment here. T. Moore said that he did not have the Function Hall definition with him but could have it by the December 16, 2020 meeting. Ch. Peck suggested that if there were no new applications before the Board the next meeting might not be held if there are no hearings. J. Cashell said the Board had deferred the 190 Plaistow Road application because it was going to the Zoning Board and that would happen before the next Planning Board meeting, though he felt it likely the application would be withdrawn. Ch. Peck asked how a vote could be conducted on the Function Hall definition without a meeting. T. Moore said he could email the proposed language and then at the Public Hearing a further change could be made. All agreed this would work. It was also agreed that any changes to the Voters Guide language should be brought up before this meeting.

**Proposed Plaistow Zoning Amendment Z-21-3.** Ch. Peck commented that sometimes the end of a screened dumpster sitting back 10 feet from the road can still be seen, and that he is not sure if the language accomplishes what the Board wanted. F. Hart asked whether a full screen would interfere with the ability of the trash collector to access the dumpster. T. Alberti asked about the definition of screening. T. Moore noted that screening could be a fence or natural vegetation. F. Hart suggested amending screened to “fully screened” and Ch. Peck suggested adding to that ‘allowing for access by the waste company’. G. Adams noted that this screening would have an impact on the access by the residents and the waste company, adding extra steps to get to the dumpsters. F. Hart spoke in favor of maintaining aesthetics for the Town and asked if approved by the voters when it would the amendment be put into effect. T. Moore noted that typically Zoning amendments make changes going forward and any existing structures would be grandfathered unless the property was sold or updated.

***F. Hart moved, second by K. Robinson to post Zoning Amendment Z-21-3 as amended for Public Hearing.***

***The motion to approve passed 5- (J. Peck, T. Moore, K. Robinson, F. Hart, T. Alberti) 0 -0.***

**Proposed Plaistow Zoning Amendment Z-21-4** Ch. Peck noted this had been discussed many times. There were no further comments on it.

***T. Moore moved, second by K. Robinson to post Zoning Amendment Z-21-4 for Public Hearing.***

***The motion to approve passed 5- (J. Peck, T. Moore, K. Robinson, F. Hart, T. Alberti) 0 -0.***

**Proposed Plaistow Zoning Amendment Z-21-5.** Ch. Peck noted this had been discussed many times. There were no further comments on it.

***T. Moore moved, second by T. Alberti to post Zoning Amendment Z-21-5 for Public Hearing.***

***The motion to approve passed 5- (J. Peck, T. Moore, K. Robinson, F. Hart, T. Alberti) 0 -0.***

**Proposed Plaistow Zoning Amendment Z-21-7** (formerly Z-21-6) K. Robinson noted that the only change was that vehicles had been removed.

*K. Robinson moved, second by T. Alberti to post Zoning Amendment Z-21-7 for Public Hearing.*

*The motion to approve passed 5- (J. Peck, T. Moore, K. Robinson, F. Hart, T. Alberti) 0 -0.*

**Proposed Plaistow Zoning Amendment Z-21-6** It was noted that the technical language for the proposed Zoning Amendment was missing and would need to be added to the amendment.

*T. Alberti moved, second by K. Robinson to post Zoning Amendment Z-21-6 for Public Hearing conditional upon adding “**Proposed Plaistow Zoning Amendment Z-21-6**” to the amendment.*

*The motion to approve passed 5- (J. Peck, T. Moore, K. Robinson, F. Hart, T. Alberti) 0 -0.*

#### **4. OLD BUSINESS:**

J. Cashell referenced the copy of the legal notice for the Public Hearing on January 6, 2020 and noted the requirement to post in the newspaper 10 days prior to the meeting, and that the final draft of the notice needs to be ready 15-16 days prior to the hearing date. He also referenced the 2021 SB2 March Town Meeting Calendar and said that with the January 6<sup>th</sup> first Hearing there would be plenty of time left if another Public Hearing needed to be held (January 20). Ch. Peck noted that Wednesday, January 9<sup>th</sup> is the last day the Board could accept petitions.

G. Taillon asked if a Voter’s Guide description for the Proposed Plaistow Zoning Amendment Z-21-6 would be added for the Public Hearing notice, and T. Moore was asked to provide one.

#### **5. NEW BUSINESS:**

Ch. Peck said he has written a report for the Town Reports which was vetted by T. Moore. He will send a copy to anyone who requests it.

J. Cashell reported that he and Dee Voss went over the language of the proposed zoning amendments, and it was vetted by Attorney Cleary. Ch. Peck asked if the small changes made at this meeting would need vetting and was told they would not.

Ch. Peck said he had a meeting with the Code Enforcement Officer Blanchette , and reported he is doing a great job. He mentioned that the issues with 71 Plaistow Road have finally been addressed and the cars have been removed.

J. Cashell reported on the Newton/Rte. 125 project. He said the application that was submitted was incomplete and included no fee. He wrote the applicant explaining exactly what was needed to submit an application to the Planning Board. There was no response, but he heard that Newton officials were told that an application had been submitted to Plaistow. F. Hart asked whether we should submit a memo to the Newton Planning Board regarding this, and J. Cashell said there is ongoing communication between the administrators.

## **7. ADJOURNMENT**

There was no additional business before the Board and the meeting was adjourned at 7:23 PM.

Respectfully Submitted,

Charlene A. Glorieux  
Minute Taker