

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



PLANNING BOARD MEETING MINUTES
March 15, 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 – Present at Town Hall
Darrell Britton, *Selectman's Alt.* - Excused
Bill Coye, *Selectman's Rep.* – Present at Town Hall
Jennifer Rowden, RPC – Present at Town Hall

Also Present: Tom Westford, 125 Development NH Corp.
Dan Johnson, Plaistow Consultants
Kevin Joyce

2. MINUTES:

The minutes of the March 1, 2023 meeting were not distributed prior to the meeting. Ch. Alberti tabled the minutes until the next meeting.

3. PUBLIC HEARING

As an abutter to the property, Ch. Alberti recused himself from the discussion; Vice Chair T. Moore conducted the hearing.

PB 23-02: The completeness of an application from 125 Development NH Corp that proposes a “Phase 2” construction of the Southern NH Industrial Park including four (4) buildings totaling 192,750 SF, with associated access roads, parking, and utilities. The proposed project does not revise the two (2) lots in the

Town of Plaistow, NH that are part of the subject parcel. The parcels in Newton, NH are located on Puzzle Lane. The two Plaistow parcels are known as 0 Greenfield Abutting, Tax Map 63, Lot 82 and 0 Ridgewood Road Rear, Tax Map 71, Lot 19, both in the LDR Zoning District. The applicant is the property owner of the Plaistow parcels. If the application is found to be complete, the Planning Board may immediately conduct the public hearing.

T. Moore noted the application had been found complete at the last meeting. He appointed R. Anthony as a voting member for the discussion of this application. Tom Westford, the builder for 125 Development NH Corp. spoke to the application. L. Milette referenced recommendation from Steve Keach, Keach Nordstrom Associates regarding the application. J. Rowden noted she had reviewed the recommendations from S. Keach and had nothing additional to recommend. T. Moore noted that KNA seemed to give the hydrologic study a clean bill of health content-wise but had recommendations on conditions for approval. He noted these recommendations were included in the draft motion for approval. There was discussion about withdrawing waiver requests #1 and #2 as now moot since the reports were delivered to the Board. T. Westford said he would withdraw the waivers if requested to do so. J. Rowden recommended following this up with an email to Dee Voss.

B. Coye moved, second by K. Robinson, to acknowledge that the applicant has agreed on this date to withdraw Waiver Request #1 SDRR §235-18.G – Existing and Proposed Drainage Calculations and Waiver Request #2 SDRR §235-12.B(2)(e) – Escrow

The motion passed 5-0-0

T. Moore invited comment from the audience. Abutter Tom Alberti, 2 Ridgewood Rd, Plaistow, NH asked if any projected work in future phases will require additional application approval. J. Rowden said anything done on these lots would require approval from the Town of Plaistow.

Conditional Approval of Plan: T. Moore solicited questions or comments from attendees on any aspect of the application. There were none.

There was discussion of the conditions of approval

R. Anthony moved, second by L. Milette, to approve the Phase 2 construction of the Southern NH Industrial Park including four buildings totaling 192,750SF, with associated access roads, parking, and utilities Town of Newton, NH, known as Newton Tax Map 27, Lot 3, only as it relates to the land in the Town of Plaistow known as Greenfield Abutting, Tax Map 63, Lot 82 and Ridgewood Road Rear, Tax Map 71, Lot 19 with the following conditions:

- ***The note 1 of the cover sheet shall be revised to state: “Any future development or subdivision of any part of the land shown in Plaistow or future development or subdivision of land shown in Newton shall require compliance with RSA 674:53 Land Affected by Municipal Boundaries.” and shall be included on the final approval and recording of the site plan by the Town of Newton, NH Planning Board***
- ***Evidence of receipt of NHDES Construction Approval for each of the four (4) proposed septic system in Newton shall be submitted to the Plaistow Planning Department***
- ***Evidence of receipt of an approved NHDES Alteration of Terrain permit shall be submitted to the Plaistow Planning Department***

- *The applicant shall submit evidence of final site plan approval from the Newton Planning Board to the Plaistow Planning Department*
- *All conditions shall be met, and evidence of final approval of the Newton Planning Board shall be submitted, with the exception of the Newton Planning Board's signature, prior to the Plaistow Planning Board Chair signing the final recording mylar.*

The motion passed 5-0-0

T. Moore turned the meeting back to Ch. Alberti. Ch. Alberti noted there are no other active applications to be discussed at this time. He invited the public to address the Board. Dan Johnson, Plaistow Consultants, introduced Kevin Joyce, and referenced previous discussion regarding 216 Main Street, Plaistow and the proposed barber shop/school. He said they have received the DOT driveway permit, but the DES septic permit remains troublesome and asked if they could have an extension. J. Rowden noted that the Planning Board could not take action on this as the extension given was for 60 days starting on January 16, 2023, and that if the needed materials were not received by then they would need to file an application to reopen the Public Hearing for the Board to consider extending the conditional approval. Legal notification to abutters and in newspapers also must be made. J. Rowden said the Board could consider waiving the application fee but not the notification fees. K. Joyce said he had been told by the State that since he didn't get to open the shop the first time and was given an extension, that if it did not go through the second time that even if sold, nobody would be able apply for personal services in the building. J. Rowden said that variances are removed if not used in two years, but extensions can be granted.

NOTE: the recording stopped working between 34:09 and 1:116:45

4. OLD BUSINESS

Economic Development Survey Follow Up: There was continued discussion about this subject. J. Rowland suggested thinking about the economic development that might be had in the various zones and what would be beneficial to allow or encourage. It was noted this development is not restricted to the commercial/industrial zones, though C1 and C3 are current priorities. Ch. Alberti suggested paying great care to land use definitions and what is allowed and is not. J. Rowden noted that not all the actions fall to the Board, and others such as the Chamber, the RPC, the Conservation Commission, etc. can be involved.

Ch. Alberti noted that the Board does not require BOS approval to join the Greater Salem Chamber of Commerce and this will proceed. There was talk of advertising the Overlay District and at what point use of it needs to be initiated. Review of traffic on Rte. 125, water and sewage were suggested. R. Anthony suggested revisiting in the overlay a business that wants to have apartment rentals above it, but there might be a case of a caretaker apartment to consider. T. Moore says there is a narrow definition for caretakers in place.

C3 was discussed; it was noted there is no overlay in C3 but it could be added. Land use definitions for this district should be reviewed. Public transportation for the district was considered.

J. Rowden suggested that each key area of Town be framed regarding action categories such as natural resources, water, transportation, open space, etc. to make a more cohesive document. She said that her job will be to help the Board get Economic Development built into sections of the Master Plan, but not to do all the work herself. She hopes to help provide a list as a basis to work with the current Master Plan.

Ch. Alberti suggested these agreed categories: land use definitions, how that incorporates any potential updates, particularly housing, traffic and public transportation, water, prime wetlands, sewage, etc. It was noted each district is unique and will vary. There was discussion about the available lots in districts and the need to eventually assess redevelopment.

HOP Grant – Update: J. Rowden said that the grant has been signed and paperwork to have the RPC do the work on the grant with Plaistow has gone to Dee Voss. She suggested this would likely get underway with the Board in May, but background work will commence soon. She said the Regional Housing Needs Assessment has been released on the RPC website and suggested it might be good to skim the report before discussion begins. She noted that part of the HOP Grant requires the Town to assign one to three representatives, staff, or interested parties to attend the Cooperative Extension Housing Academy, which consists of a series of webinars and two in-person meetings to learn about the issues.

5. NEW BUSINESS

Ch. Alberti reference the Town Elections on March 14th noted that the Zoning amendments passed, but the citizen's petition did not, but there will be a recount. He congratulated Karen Robinson and Chuck Fowler on their election. He thanked T. Moore for his 36 years of service and said the Board would love to have him serve as an alternate member.

The next meeting will include a reorganization of the Board. The Rules of Procedure will also be reviewed then. For discussion will be zoning for C1, zoning in the Overlay, information on water, traffic and transportation. The current Master Plan will be the source for much of this information.

ADJOURNMENT

There was no additional business before the Board and the meeting was adjourned at 8:37 PM.

Respectfully Submitted,

Charlene A. Glorieux
Minute Taker