

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



**PLANNING BOARD MEETING MINUTES**  
**October 04, 2023**

**Call to Order:** B. Coye called the meeting to order at 6:33 PM.

**1. ROLL CALL:**

Tom Alberti, *Ch.* – Excused  
Chuck Fowler – Present  
Laurie Milette -Present  
Karen Robinson –Excused  
Richard Anthony, Alternate – Present  
Timothy Moore, Alternate – Excused  
Jay DeRoche, *Selectman's Alt.* – Excused  
Bill Coye, *Selectman's Rep.* – Present  
Victoria Healey, RPC – Present

Also Present: Robert Pruyne, Jr., Rockingham Planning Commission

B. Coye appointed R. Anthony as a voting member for the meeting.

**2. MINUTES:**

The minutes of the October 4, 2023 Board meeting had been distributed prior to the meeting. C. Glorieux noted typos on pages 2, 5 and 6.

***C. Fowler moved, second by R. Anthony, to accept the minutes of the October 4, 2023 as corrected***

***The motion passed 4-0-0***

**5. BUILD OUT ANALYSIS**

V. Healey introduced Robert Pruyne, Jr. who discussed his preliminary Build Out results. He said what he would present is an overall town-wide look at what is buildable, not a parcel level analysis. He spoke to his

methodology for creating the analysis. He said this buildout is a parcel based buildout. He also looked at zoning requirements. He said there are more steps to be taken to come to a finished report. He noted that this build out show 281 new dwelling units within the town, and with setbacks it drops to 241, and this is the base line starting point and will likely drop a bit.

There was discussion of whether “candidate” housing development areas might be identified. R. Pruyne said that in terms of the build out analysis modifying residential setbacks can help identify sensitivities in an area. There was discussion about how to handle common land and other constraints/factors that would affect buildable areas.

The next steps are to figure out what we are trying to move forward to and what might come after this first scenario. R. Pruyne suggested having a Conservation Commission member look at the map of conservation lands to be sure all are included.

There was discussion of the last build out that was done and what could be learned from the process.

### **3. HOP SURVEY RESULTS**

V. Healey noted the survey is now closed and there were over 1,500 responses and comments. She noted she only received four paper surveys. She said she would send the report on the survey to the Board members.

She reported some of the highlights from the survey. She noted a lot of residents are concerned about affordability due to market pressures, and pricing young families and older individuals out of the area. Protecting natural resources is a priority, as is protecting conservation lands and open spaces. The character of the town was also commented on. Over-crowding and taxes were of concern.

It was agreed that the survey confirms much of what the Board had assumed, and some issues are beyond the Board’s control.

### **4. ZONING AMENDMENTS**

The tabled zoning amendments from 2022 were addressed. It was agreed to put off most of the discussion until the full Board was available to address these. R. Anthony asked about the amendment that dealt with multi residential zoning last year. He said he had concerns with about it since there is no multifamily residential district. He said he understood that particular warrant article (14) had something written by Tim Moore and before it was voted in it moved through the planning department and came back in the current form. He said he understood that T. Moore’s iteration was probably on point and that particular warrant article as it exists now is defective as there isn’t such a district and it should probably be rescinded and replaced with what T. Moore was writing up; or if that isn’t available the Board should consider retracting it. B. Coye said the voters would have to do that, but if there are concerns they should be discussed.

L. Milette suggested tightening up the definition of retail.

There was some discussion of V. Healey’s Commercial District FAQ Sheet and Agritourism FAQ sheet.

### **7. NEW BUSINESS**

The 2024 RPC dues were discussed.

***R. Anthony moved, second by L/ Milette, to recommend to the Board of Selectmen that they renew the Town of Plaistow's membership in the Rockingham Planning Commission and pay dues in the amount of \$8,125.00.***

***The motion passed 4-0-0***

B. Coye read the following Legal Notice into the record:

The Plaistow Planning Board will hold Public Hearing on Wednesday, October 18, 2023 at 6:30 p.m. The Location is 145 Main Street, second floor, Plaistow, NH to consider the following:

PB 23-11: A Conceptual Discussion with Sweet Hill Farm, LLC, regarding a potential two-lot subdivision and development for housing of the property at 82 Newton Rd., Tax Map 68, Lot 8, in both the LDR and ICR Zoning Districts. The applicant is the property owner of record. This is a conceptual discussion only.

## **ADJOURNMENT**

There was no additional business before the Board and the meeting was adjourned at 8:04 PM.

Respectfully Submitted,

Charlene A. Glorieux  
Minute Taker