

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



PLANNING BOARD MEETING MINUTES
March 20, 2024

Call to Order: Ch. Alberti called the meeting to order at 6:41 PM.

1. ROLL CALL:

Tom Alberti, *Ch.* – Present
Chuck Fowler – Present
Laurie Milette -Present
Karen Robinson –Present
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: Dan Kane, Plaistow resident

2. MINUTES:

The minutes of the March 6, 2024, Board meeting had been distributed before the meeting. B. Coye noted a typo on page 4 under Old Business that reads right-month and should be eight-month.

B. Coye moved, second by K. Robinson, to accept the minutes of the March 6, 2024, meeting as corrected.

The motion passed 5-0-0

3. REORGANIZATION:

Ch. Alberti congratulated Richard Anthony on being elected to the Planning Board and filling his open position and extended an offer to remain on the Board as an alternate.

a) Nominations for Chair: Ch. Alberti called for nominations

L. Milette nominated R. Anthony as Chair, second by K. Robinson

There were no other nominations. Ch. Alberti called for the vote.

R. Anthony was elected Chair 3-1-1, C. Fowler opposed, B. Coye abstained

T. Alberti congratulated R. Anthony and turned the meeting over to him.

b) Nominations for Vice Chair: Ch. Anthony called for nominations

L. Milette nominated K. Robinson as Vice Chair, second by R. Anthony

There were no other nominations.

K. Robinson was elected Vice Chair 4-1-0, C. Fowler opposed

L. Milette said that T. Alberti had not put in a letter but she would like to nominate him as an alternate member.

L. Milette nominated T. Alberti as an Alternate Member, second by B. Coye

Ch. Anthony called for the vote.

T. Alberti was elected as an Alternate Member 5-0-0

Ch. Anthony said another application for an Alternate Member had been received that day – Dan Kane. He read the Application for Board Appointment: Daniel Kane, 64 Main St., Plaistow, NH. Community and Civic organizations the applicant belongs to: Chairman of Fidelis Hospice Foundation; Professional Groups or Affiliations: American Institute of Certified Public Accountants, Massachusetts Society of CPAs, American College of Healthcare Executives. With extensive experience on public boards and private companies of which he is a member of.

K. Robinson nominated D. Kane as an Alternate Member, second by R. Anthony

Ch. Anthony called for the vote.

D. Kane was elected as an Alternate Member 4-1-0, C. Fowler opposed.

c) CIP Committee Assignments: Ch. Anthony asked if the Planning Board Chair is normally on the CIP Committee. T. Alberti explained that typically the Planning Board Chair is on the committee and noted that Tim Moore has served on it for many years.

K. Robinson nominated T. Moore as Chair of the CIP Committee, second by L. Milette

Ch. Anthony called for the vote.

T. Moore was assigned as a Primary Member of the CIP Committee 5-0-0

L. Milette nominated R. Anthony as a Primary Member of the CIP Committee, second by K. Robinson

Ch. Anthony called for the vote.

R. Anthony was assigned as a Primary Member of the CIP Committee 5-0-0

K. Robinson nominated L. Milette as an Alternate of the CIP Committee, second by B. Coye

Ch. Anthony called for the vote.

L. Milette was assigned as an Alternate Member of the CIP Committee 5-0-0

4. PUBLIC HEARING

Ch. Anthony opened the Public Hearing at 6:53 PM and read into the record:

PB 24-03: The completeness of an application from Albert Couillard for a subdivision application. The application proposes a 3-lot subdivision of the Parcel at 93 Forrest St, Tax Map 66, Lot 17, in both the LOR and ICR Zoning District. Parcel A is proposed to have +/-38.49Ac/ 1,676,787SF (+/-31.39Ac/ 1,367,2 10SF Uplands) with 271.92' frontage on Newton Rd; Parcel B is proposed to have +/-77.72Ac/3,385,580SF (+/- 71.08Ac/3.096.268SF Uplands) with 388' frontage on Forrest St; and the remaining lot is proposed to have +/- 14 1.73Ac/6, 173,596SF, with 202.24' frontage on Forrest St. The property owner of record is Haverhill Golf & Country Club. If the application is found to be complete, the Planning Board may immediately conduct the public hearing.

PB 24-04: The completeness of an application from Albert Couillard for a residential subdivision application. The plan proposes a 9-lot residential standard subdivision of a parcel, known as Parcel A, created by the subdivision of a parcel at 93 Forrest St (See PB 24-03). The application proposes 9 separate residential lots, each supported by its own onsite well and septic and with frontage on a new +/- I, 792' roadway that will access from Newton Road/Route 108. The plan also proposes drainage and related infrastructure. The property owner of record is Haverhill Golf & Country Club. If the application is found to be complete, the Planning Board may immediately conduct the public hearing.

Ch. Anthony noted that based on the applicant's request the hearing will be continued.

B. Coye moved, second by C. Fowler, that per the applicant's March 14, 2024, written request, matters #24-03 and #24-04, be continued to April 17, 2024, 6:30PM, Plaistow Town Hall. No additional notification to abutters will be sent.

The motion passed 5-0-0

Ch. Anthony closed the Public Hearing.

5. OLD BUSINESS

V. Healey said she is still working on the HOP Grant materials so the Master Plan chapter draft will be ready for the Board's review and she hopes to send that out in the next week. The Land Use Regulation audit is still being worked on and may also be ready for review at the next meeting. She noted that Stormwater Management, Site Plan Review regulations and the Subdivision Regulation changes will also be ready for review.

Ch. Anthony noted that the C3 warrant article prepared by the Planning Board was rejected by the voters. All the other articles passed.

6. NEW BUSINESS

Ch. Anthony asked that for the next meeting the Board consider broad perspectives of what it would like to do for the year. He suggested prioritizing finishing up the Master Plan, Economic Development, and how to enhance Main Street. B. Coye said that in April a temporary island will be placed at Main and Westville to see if it works before installing anything permanent. He noted stop signs at these streets, as well as Pine Street and North Ave. K. Robinson referenced a roundabout, which is still being considered. It was noted that this is a State road and the State must approve changes. There was discussion about road plowing considerations. There was discussion about stop signs possibly diminishing truck traffic on Main Street. There was consideration of the functional and aesthetic aspects of roundabouts, of pushed out sidewalks and problems that can arise from narrowing streets too much to allow passage around school buses or fire trucks. Raised crosswalks were discussed. Priorities such as these as well as revisiting rules and procedures should be considered at the next meeting.

ADJOURNMENT

There was no additional business before the Board and the meeting was adjourned at 7:10 PM.

Respectfully Submitted,

Charlene A. Glorieux
Minute Taker