

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



PLANNING BOARD NORTH AVE SITE WALK MINUTES
July 21, 2021

On Wednesday, July 21, 2021, 5:00 pm members of the Plaistow Planning Board conducted a site walk on the properties located on North Ave (on the Plaistow, NH/Haverhill, MA line) and are known as Tax Map 47, Lot 3, and Tax Map 36, Lot 18 related to the application noted below before the Board.

PB 21-07: The completeness of an application from Brighton Drive, Inc for the consolidation of two (2) parcels; a conditional use permit; and a 14-Lot Residential Subdivision. The Plan proposes to combine the parcel known as North Av, Tax Map 47, Lot 003 (reported to have +/- 43.39AC and +/-145.69' frontage on North Ave) with the parcel known as 437 North Ave, Tax Map 36, Lot 018, (reported to have +/-2AC and 0' of frontage on North Ave), both in the LDR Zoning District. The Plan further proposes a Subdivision of the resulting parcel to include: fourteen (14) single-family lots, fronting on two new (2) public rights-of-way; Brady Circle at +/- 650' and Abby Road at +/- 1,956', with related drainage and utility improvements. The applicant is also requesting a conditional use permit for a wetlands crossing. The applicant is the property owner of record for both parcels. If the application is found to be complete, the Planning Board may immediately conduct the public hearing.

CALL TO ORDER: The site walk was called to order onsite at 5:02 PM

ROLL CALL: Tom Alberti, *Ch.*, - Present
Tim Moore, *Vice Ch.* - Present
Laurie Milette - Excused
Karen Robinson - Excused
Greg Taillon, *Selectman's Rep.* - Present
Maxann Dobson, Alternate – Excused (non-voting)
Bill Coye, *Selectman's Alt.* - Present
John Cashell, *Planning Director* –Present (non-voting)

Also present at the site walk:

Applicant Robert Villella, Brighton Drive Inc., 3 Macintosh Lane, Hampstead, NH; Applicant's Representative: Tim Lavelle, James M. Lavelle Associates, 2 Starwood Dr. Hampstead, NH
Abutters: Michael Scherr, 38 North Ave., Plaistow, NH; George Barnes, 19 North Ave., Plaistow, NH;
Ross and Steve Davis, 32 North Ave., Plaistow, NH; Mary Soraghan, 30 North Ave., Plaistow, NH;

The site walk began at the entry to the property and identification of wetland areas near the access road. The proximity to the existing driveway and well at 32 North Ave. was discussed and options for turning the proposed road to minimize its impact. There was discussion of trees being taken down close to the property boundaries and the amount of cutting needed to accommodate house construction.

The walk continued along the proposed road, lot locations and boundaries were identified. Wetlands were discussed though there was no clear way through the woods to visit the areas.

The site walk was called to an end at 5:58 PM.

Respectfully Submitted,

Charlene A. Glorieux

Minute Taker