

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



PLANNING BOARD MINUTES (***DRAFT MINUTES – Subject to change once approved and amended by the board at its next meeting on August 17, 2022***)

July 20, 2022

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

1. ROLL CALL:

Tom Alberti, *Ch.* – Excused
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.* Present at Town Hall
Bill Coye, *Selectman's Rep.* - excused
Dee Voss, *Zoning Official/Administrative Assistant* –excused (non-voting)

Also Present: Steven Keach, Keach-Nordstrom Associates
Sara Tartarczuk, Rockingham Planning Commisison
Randy Miron, Bohler Engineers
Tim Lavelle, James M. Lavelle Associates
Roger Baribeau, resident
Stewart McCormack, resident
Charles Fowler, resident
Paul Feldman, attorney, Davis Malm Attorneys
William Bergeron, P.E. Hayes Engineering

In the absence of Ch. T. Alberti, T. Moore chaired the meeting and appointed R. Anthony as a voting member for the meeting.

2. REVIEW/APPROVAL OF JUNE 15, 2022 MINUTES:

The motion to approve the minutes as written passed 5-0-0.

Draft minutes of the June 15, 2022 meeting were included with the meeting materials.

L. Milette moved, second by K. Robinson, to approve the minutes of the June 15, 2022 meeting as written.

The motion to approve the minutes as written passed 5-0-0.

Draft minutes of the June 15, 2022 site walk were included with the meeting materials.

L. Milette moved, second by R. Anthony, to approve the minutes of the June 15, 2022 site walk as written.

3. PUBLIC HEARINGS:

Continued from June 15, 2022

PB 22-15: The completeness of an application from Autumn Faitak for a site plan for the construction of a 924SF telecommunications storage building with associated driveway and three (3) parking spaces for employee use. The property is located at 13 Garden Road, Tax Map 25, Lot 23 in the C1/C1OD District. The owner of record is Atlantic Broadband (NH-ME), LLC. If the application is found to be complete, the Planning Board may move directly to Public Hearing on the application

It was noted the zoning determination letter was not with the application. There was discussion of whether storage would be allowed in this district and if the use associated with this application would be considered storage. S. Tartarczuk noted that there is a permitted use in the C1 district for equipment and vehicles used to service a product and this may be what was brought to the ZBA.

D. Britton moved, second by R. Anthony to accept the application from Autumn Faitak, for a site plan that proposes a 924SF Telecommunication Storage Facility on the property located at 13 Garden Road, and as noted in the legal notice for application PB #22-15, as complete contingent upon receipt of the Zoning Board determination letter.

The motion to accept passed 5-0-0.

T. Moore opened the public hearing. Applicant's representative Randy Miron, Bohler Engineers, Southborough, MA spoke to the application. He noted the site is approximately 7,000SF and the intent is to add a 925SF building to house telecommunications equipment, and that there would be no need for water or sewage. He said the building would house equipment and would have generators and HVAC to keep the building cool; that the site would be secured with a gated 8 foot high chain-link fence; that it would be unmanned and not accessed often but would have a few parking spaces for any required work. They are proposing a storm water management system in the back of the site. The equipment is used to bring internet, phone and cable TV services to the area. The applicant said they are building the infrastructure for future use.

Waiver Request #1 – Article 1, §230-14.1.JJ – Fire Protection (Cistern)

D. Britton moved, second by K. Robinson, to grant the requested waiver from Article 1, §230-14.1.JJ and not require a cistern, for the reasons stated in the applicant's request and as discussed at this meeting.

The motion to accept passed 5-0-0.

Waiver Request #2 – Article I, §230.14.1.LL – On site circulation plan with arrows and signs.

K. Robinson moved, second by D. Britton, to grant the requested waiver from Article 1, §230-14.1.LL and not require an onsite circulation plan, for the reasons stated in the applicant's request and as discussed at this meeting.

The motion to accept passed 5-0-0.

Waiver Request #3 – Article I, §230.14.1.NN – Location of Fire Lanes

R. Anthony moved, second by K. Robinson, to grant the requested waiver from Article 1, §230-14.1.NN and not designated fire lanes, for the reasons stated in the applicant's request and as discussed at this meeting.

The motion to accept passed 5-0-0.

Waiver Request #4 – Article I, §230.14.1.RR – Cross section of proposed driveways/streets

D. Britton moved, second by K. Robinson, to grant the requested waiver from Article 1, §230-14.1.RR and not require a cross section of the proposed driveway or streets, for the reasons stated in the applicant's request and as discussed at this meeting.

The motion to accept passed 5-0-0.

Waiver Request #5 – Article I, §230.14.1.XX– Location of Dumpster

R. Anthony moved, second by D. Britton, to grant the requested waiver from Article 1, §230-14.1.XX and not require a dumpster location, for the reasons stated in the applicant's request and as discussed at this meeting.

The motion to accept passed 5-0-0.

Plan Approval

R. Anthony noted that the application meets all the Plaistow Site Plan Review Regulations and moved, second by D. Britton to approve the site plan application from Autumn Faitak for a 924SF Telecommunications Facility at 13 Garden Rd, Tax Max 25, Lot 23, with the following conditions:

- All Waivers granted by the Board shall be added as notes to the final plan citing the Article and Section number and date of approval***
- Plans shall be submitted for Board signature and recording purposes within 90 days of the date of this decision***
- Receipt of the Zoning determination letter***

Bonding:

Once the Plan has been approved, the applicant will need to submit a Bond Estimate Worksheet for review by the Planning Board Review Engineer. Once reviewed the Planning Board will vote to set a bond for the project. That bond will be 10% of the reviewed site work costs and must be posted prior to the pre-construction meeting and before any site work can begin. If a cash bond is posted a Federal Form W-9 will need to be provided with payment.

Impact Fees:

This project will be subject to Public Safety Impact Fees. The fee will be \$0.42/SF for a storage use. Based on 924SF the Public Safety Impact Fee will be assessed at \$388.08 and will be payable prior to the closing out of the building permit and issuance of the Certificate of Occupancy. If the building size should change, the Public Safety Impact Fee will be adjusted accordingly

PB 22-16: The completeness of an application from Anderson Galloway for a Conditional Use Permit for the construction of a driveway w/filling of 948' of wetlands (State Permit #2021-0314). The property is located at 309 Main St, Tax Map 21, Lot 6 in the RC2 Zoning District. The applicant is the property owner of record. If the application is found to be complete, the Planning Board may move directly to Public Hearing on the application.

Applicant Representative T. Lavelle, James M. Lavelle Associates, Hampstead, NH spoke to the application. He noted that they have received their driveway permit from the State of New Hampshire and have a letter of recommendation from the Conservation Commission for a conditional use permit. He noted that the applicant has cleaned up old cars from the property, had received a cease and desist order for being too close to the wetlands, had conformed to the order, and applied for the proper permitting to cross the wetland.

Roger Baribeau, 310 Main Street, Plaistow noted that as you enter the property there is a brook that runs through it with a 40-50' high ledge behind it and asked if the applicant is going through the ledge or down the brook. T. Lavelle said they propose to cross the brook at one spot and the angle will take them around the ledge and there is no proposal to blast the ledge. A six foot box culvert is proposed to cross the four foot brook, the brook will not be filled, and they will be adding at the end of the drive.

Stewart McCormack, 325 Main Street, Plaistow asked about the proposed width of the driveway and was told 20 feet. He asked about the height of the retaining wall and was told it is 20 feet and that it meets the Fire Department criteria.

Charles Fowler, 311 Main Street, Plaistow asked what constitutes a brook or a stream. T. Moore said there was no different definition for a brook and a stream. C. Fowler said most of the time the brook is dry. T. Moore said the permitting process doesn't distinguish between a seasonal brook and one that always contains water. C. Fowler noted that the cleanup of the property is appreciated.

K. Robinson moved, second by R. Anthony, to approve the Conditional Use Permit to construct a driveway at 309 Main St. Tax Map 21. Lot 6, and as noted in the legal notice for PB #22-16, as all criteria for such a permit are met.

The motion to accept passed 5-0-0.

There are no applicable Impact Fees for this approval.

Continued from February 16, March 16, April 20, May 18, and June 15, 2022

PB 22-03: The completeness of an application for from HOW-PLAISTOW, LLC, Wayne R. Finnegan, CFO for a Subdivision, Lot Line Adjustment and Lot Consolidation. The plan proposes to subdivide 214A Plaistow Rd, Tax Map 45, Lot 1, to create a 123.245SF, standalone lot (Lot A), with 170.42' frontage on a private access road, for an existing business; and a lot of 1,129,093SF (Lot B) with 151' frontage on a private access road. The private access road is 214 Plaistow Road, Tax Map 45, Lot 2, property owner of record is 216 Panniello Plaistow Realty Trust, Joseph G., Sr., and Michael Panniello, TR. The owner of record for 214A Plaistow Rd is Panniello Plaistow 214 Realty Trust, Maria C. Levin, TR. The plan further proposes to consolidate 216 Plaistow Rd, Tax Map 45, Lot 3 and 218 Plaistow Road, Tax Map 45, Lot 4 and then add, by Lot Line Adjustment 169,638 SF from 214A Plaistow Rd for a resultant lot of 486,046SF (Lot C). The resultant Lot C will have total 486,046SF of land area and 413.55' frontage on Route 125. The owner of record for 216 Plaistow Rd is Panniello Plaistow 216 Realty Trust, Joseph G., Sr., and Michael Panniello, TR. and the owner of record for 218 Plaistow Rd is Panniello Plaistow 214 Realty Trust, Maria C. Levin, TR. All involved parcels are located in the I2 Zoning District. If the application is found to be complete, the Planning Board may move directly to Public Hearing on the application.

S. Tartarczuk noted that the Board is looking at four lots, three new lots and the Plaistow Road lot, as well as a conditional use permit and a number of waivers. Attorney Paul Feldman representing the applicant suggested reviewing the approval of the subdivision plan, noting there have been cleanups done suggested by Steve Keach. William Bergeron reviewed the updates made to accommodate these changes.

Waivers: T. Moore read into the record: LOT LINE ADJUSTMENT/CONSOLIDATION/SUBDIVISION PLAN - PB #22-03

Waiver Request #1 -Article VII, §235-32B(1)(b) Secondary Streets

Staff Comment: Since this is proposed to be a private roadway, maintained by the property owners, and will only service three businesses (and provide access to the business at 212 Plaistow Rd), and Mr. Keach has reviewed the proposed roadway profile, staff see no issues with granting this waiver request.

R. Anthony moved, second by D. Britton to grant the waiver from §235-328(1)(b) for the application known as PB #22-03 for the reasons stated in the waiver request.

The motion to grant passed 5-0-0.

Waiver Request #2 - Article VII, §235-35 Fire Protection- not to provide a fire cistern.

It was noted that the applicant was connecting to the Town water and as the need to provide a cistern no longer applied they were withdrawing the waiver request.

Waiver Request #3 –Article VII, §235-32.C(4) Roadway Grades

Staff Comment: Mr. Keach has reviewed the proposed roadway profile; staff sees no issues with granting this waiver request with a condition that it be the plan reviewed by Mr. Keach,

D. Britton moved, second by R. Anthony, to grant the waiver from §235-32.C(4) for the application known as P8 #22-03, for the reasons stated in the waiver request and with the following condition:

- *The roadway profile shall be that plan that was reviewed and recommended by KNA and approved by the Planning Board.*

The motion to grant passed 5-0-0.

Waiver Request #4- Article VII, §235-37 Underground Utilities

Staff Comment: The utilities are already existing as above ground, and it would mean an unnecessary cost to put them underground as there is no gain to the Town with this roadway proposed to be private. Streetlights will be mounted on the existing utility poles.

D. Britton moved, second by R. Amthony, to grant the waiver from §235-37 for the application known as P8 #22-03, for the reasons stated in the waiver request.

The motion to grant passed 5-0-0.

T. Moore directed the Board to the conditional use permit that pertain to the subdivision roadway.

Continued from June 15, 2022

PB 22-13: The completeness of an application from Panniello Plaistow 216 Realty Trust, Panniello Plaistow 214 Trust, for a Conditional Use Permit for work within the 100' wetland buffer on resultant subdivision road of a proposed lot line adjustment, lot consolidation, subdivision plan (PB 22-03), the work will be for site development and stormwater management. The property is 214 Plaistow Road, Tax Map 45, Lot 1, in the IND2 zoning district. The applicant is the property owner of record. If the application is found to be complete, the Planning Board may move directly to Public Hearing on the application

T. Moore opened the public hearing on the conditional use permits.

Conditional Use Permit for Private Roadway

D. Britton moved, second by R. Anthony, to grant the Conditional Use Permit for work within the 100' wetland buffer and an intermittent stream crossing on the resultant roadway related to Planning Board application #22-03, to be known as Tax Map 45, lot 2. The work will be for site development stormwater management.

The motion to grant passed 5-0-0.

There was discussion about the changes to the addresses of the lots.

Conditional Use Permit for 31 Industrial Way (former lot B)

L. Millette moved, second by K/ Robinson, to grant the Conditional Use Permit for work within the 100' wetland buffer on resultant "lot B" related to Planning Board application #22-03, to be known as 31 Industrial Way. Tax Map 45, lot 3. The work will be for site development and stormwater management.

The motion to grant passed 5-0-0.

Conditional Use Permit for 13 Industrial Way (former lot C)

T. Moore moved, second by R. Anthony, to grant the Conditional Use Permit for work within the 100' wetland buffer on resultant "lot C" related to Planning Board application #22-03, to be known as T31 Industrial Way, Tax Map 45, lot 4. The work will be for site development and drainage.

The motion to grant passed 5-0-0.

T. Moore noted that the staff report recommended conditional approval of the lot line adjustment/consolidation/subdivision application.

T. Moore moved, second by D. Britton, that having met the Planning Board Site Plan/Subdivision Review Regulations, except where waived or as conditioned below, to approve the Lot Line Adjustment/Consolidation/Subdivision application as noted in the legal notice PB #22-03 with the following conditions:

- Receipt of all State Permits and approval numbers added to the Plan Notes***
- Any Waivers granted by the Board are noted on the plan by Article/Section number and the date of approval***
- Final Review Letter from Keach-Nordstrom Associates (KNA) is received by the Planning Department noting all items have been addressed***
- Final Staff Review confirming all Site Plan/Subdivision Review Regulations have been met***
- In the event there all comments on either the KNA Review of Staff Review that cannot be resolved the Public Hearing will be re-opened at the applicant's expense***

The motion to approve passed 5-0-0.

Continued from February 16, March 16, April 20, May 18, and June 15, 2022

PB 22-04: The completeness of a Site Plan application from Panniello Plaistow 214 Realty Trust. The site plan is for an existing contractor business on a standalone lot created by subdivision from 214A Plaistow Road, Tax Map 45, Lot 1 with associated parking, lighting, drainage and landscaping. The applicant is the property owner of record. The parcel is located in the I2 Zoning District. If the application is found to be complete, the Planning Board may move directly to Public Hearing on the application.

T. Moore opened the Public Hearing and read the following into the record

26 INDUSTRIAL WAY PB #22-04 (Existing Contractor's Yard, formerly "Lot A")

WAIVERS: Request for Previously Granted Site Plan Waiver for Proposed Lot A to be Re-affirmed.

Recommendations and Draft Motions are provided for the Board if they feel comfortable moving on with considering the applicant's waiver requests.

Waiver Request #1 -Article #1 §230-11.8(2) and §235-32.B(1)(b) Storm drainage of the site shall be designed for a twenty-five-year flood, and, if the existing drainage system to which the site drainage system will be inadequate, provisions shall be made for retention and gradual release of stormwater from roof and ground surfaces in order to meet the twenty-five-year flood demand.

Staff Comment: There have not been any drainage issued reported for this site, that would be an issue for this waiver to be re-affirmed.

There was discussion of whether 25 years us a dated standard that may need to be updated. W, Bergeron said that the other upgrades being done on the lots and roadway more than compensates for this.

K. Robinson moved, second by D. Britton, to re-affirm the waiver granted from §230-11.8(2) and §235-32.8(/)(b) for the application known as P8 #22-04, for the reasons stated in the waiver request.

The motion to reaffirm passed 5-0-0.

Waiver Request #2- Article 1 §230-14.1.BB and §230-14.1.CC Existing and proposed structures for abutting properties. Existing and proposed septic systems (and proposed replacement areas), wells (with protective radius for proposal) located on the site and septic and wells located on abutting properties that are within 100 linear feet of the subject property.

Staff Comment: There are no changes to the structures on this site or the abutting site that would be of concern in the re-affirming of this waiver.

D. Britton moved, second by K. Robinson, to re-affirm the waiver granted from §230-14.1.BB and §230-14.1.CC for the application known as PB #22-04, for the reasons stated in the waiver request.

The motion to reaffirm passed 5-0-0.

Waiver Request #3- Article 1 §230-14.1 HH and Article III, §230-23 - Landscaping Compliance

Staff Comment: There are no changes proposed to this site, however, the Board does have the

discretion to require updates to the landscaping if they feel that those updates are necessary. This site is not visible from the road that would be of a concern for the re-affirming of this waiver.

R. Anthony moved, second by K. Robinson, to re-affirm the waiver granted from §230 -14.1.HH and Article III §230-23, landscaping compliance for the application known as PB #22-04, for the reasons stated in the waiver request.

The motion to reaffirm passed 5-0-0.

Waiver Request #4- Article 1 §230-14.1 II and Article II, §230-22 (all) – Lighting Compliance

Staff Comment: There are no changes proposed to this site, however, the Board does have the discretion to require updates to the lighting if the Board feels it appropriate to do so. Staff is recommending that the Board discuss with the applicant whether or not full-cut off lighting, per the Board's regulations, would be an appropriate upgrade to the site's lighting.

R. Anthony moved, second by D. Britton, to re-affirm the waiver granted from §230 -14.1.11 and Article III §230-22 (all), lighting compliance for the application known as PB #22-04, for the reasons stated in the waiver request.

The motion to reaffirm passed 5-0-0.

P. Feldman noted that the Board had reaffirmed the waivers for this lot and asked if they would approve the site plan for PB 22-04 also. T. Moore noted that the staff report indicates some outstanding issues. D. Britton noted that if any of the approvals do not happen for the other plans that would invalidate this one. It was agreed to wait until all the waivers for the other plans could be approved.

T. Moore continued the hearing for PB 22-04 to August 17, 2022. No further notice will be given to abutters.

Continued from February 16, March 16, April 20, May 18, and June 15, 2022

PB 22-05: The completeness of a Site Plan application from HOW-PLAISTOW, LLC. The Site Plan proposes a 301,000SF warehouse structure and associated parking, drainage, lighting, and landscaping. The parcel is 214 Plaistow Road, Tax Map 45, Lot 1 with 1,129,093SF (25.92Ac) with 151' frontage on a private access road. The property is located in the I2 Zoning District. The property owner of record is Panniello Plaistow 214 Realty Trust, Maria C. Levin, TR. If the application is found to be complete, the Planning Board may move directly to Public Hearing on the application.

31 INDUSTRIAL WAY - PB #22-05- (301,000SF Warehouse formerly known as "Lot B")

Waiver Request #1 -Article 1, §230-12 Off Street Parking

The applicant is requesting that 80 of their proposed 412 parking spaces be designated as future use if necessary to reduce the amount of impervious surface.

Staff Comment: This was a recommendation from the RPC DR/ meeting and was discussed at the May 18, 2022, Planning Board meeting.

R. Anthony moved, second by D. Britton, to grant the waiver from §230-12 for the application known as PB #22-05, for the reasons stated in the waiver request.

The motion to grant passed 5-0-0.

Continued from February 16, March 16, April 20, May 18, and June 15, 2022

PB 22-06: The completeness of a Site Plan application from Panniello Plaistow 216 Realty Trust and Panniello Plaistow 214 Realty Trust. The Site Plan is for an existing container sales and leasing business, with associated drainage, parking, landscaping and lighting, on a newly configured lot resultant of a lot consolidation and lot line adjustment between 214A Plaistow Rd (45-1), 216 Plaistow Rd (45-3) and 218 Plaistow Rd (45-4). All parcels are located in the I2 Zoning District. The applicants are the property owners of record. If the application is found to be complete, the Planning Board may move directly to Public Hearing on the application.

13 INDUSTRIAL WAY- PB #22-06 - (Century Leasing & Trailer Sales formerly known as "Lot C")

Waiver Request #1 -Article #1 §230-11.8(2) and §235-32.B(1)(b) Storm drainage of the site shall be designed for a twenty-five-year flood, and, *if* the existing drainage system to which the site drainage system will be inadequate, provisions shall be made for retention and gradual release of stormwater from roof and ground surfaces *in* order to meet the twenty-five-year flood demand.

Staff Comment: There have not been any drainage issued reported for this site, that would be an issue for this waiver to be re-affirmed

R. Anthony moved, second by D. Britton, to re-affirm the waiver granted from §230-11.B(2) and §235-32.8(1)(b) for the application known as PB #22-06, for the reasons stated in the waiver request.

The motion to reaffirm passed 5-0-0.

Waiver Request #2 - Article 1, §220-12.H(2)(f) All pavement of parking lots or the expanding of the pavement of the parking lot requires an approval from the Planning Board.

Staff Comment: It's unclear why a former Planning Board would have waived the requirement that expanding a paved parking area, which could have an impact on that site drainage. There is a whole new parking area for the storage trailers proposed on this parcel that was previously located on what will now be Lot B, There should be a discussion with the applicant as to why they are requesting this waiver be re-affirmed

D. Britton moved, second by K. Robinson, to re-affirm the waiver granted from §220-12.H(2)(f) for the application known as PB #22-06, for the reasons stated in the waiver request.

The motion to reaffirm passed 5-0-0.

Waiver Request #3- Article 1 §230-14.1.BB and §230-14.1.CC Existing and proposed structures for abutting properties. Existing and proposed septic systems (and proposed replacement areas), wells (with protective radius for proposal) located on the site and septic and wells located on abutting properties that are within 100 linear feet of the subject property.

Staff Comment: There are no changes to the structures, except for the relocation of the trailer storage area from Lot B to Lot C. but Staff does not believe that would be of concern in the re-affirming of this waiver.

D. Britton moved, second by R. Anthony to re-affirm the waiver granted from §230-14.1.BB and §230-14.1.CC for the application known as PB #22-06, for the reasons stated in the waiver request.

The motion to reaffirm passed 5-0-0.

Waiver Request #4- Article 1 §230-14.1 HH and Article III, §230-23- Landscaping Compliance

Staff Comment: There are no changes proposed to this site, however, the Board does have the discretion to require updates to the landscaping if they feel that those updates are necessary. This site has visibility from Route 125 and the Board may want to discuss with the applicant if any enhancements can be made to that side of the parcel.

After discussion it was agreed to defer this to the August 17, 2022 meeting.

Waiver Request #5 -Article 1 §230-14.1 II and Article II, §230-22 (all) -Lighting Compliance

Staff Comment: There are no changes proposed to this site, however, the Board does have the discretion to require updates to the lighting if the Board feels it appropriate to do so. Staff is recommending that the Board discuss with the applicant whether or not full-cut off lighting, per the Board's regulations, would be an appropriate upgrade to the site's lighting.

D. Britton moved, second by R. Anthony, to re-affirm the waiver granted from §230 -14.1.11 and Article III §230-22 (all), lighting compliance for the application known as PB #22-06, for the reasons stated in the waiver request.

The motion to reaffirm passed 5-0-0.

T. Moored closed the Public Hearing on these matters at 8:55pm

PB 22-17: The completeness of an application from Jennifer Gagnon, Managing Member for JM Property Management, LLC, for an amended site plan to convert an existing 2nd floor yoga studio to an owner-occupied dwelling unit. The property is located at 18 Danville Rd, Tax Map 30, Lot 88 in the C1/Danville Road Overlay Zoning District. JM Property Management, LLC is the property owner of record. If the application is found to be complete, the Planning Board may move directly to Public Hearing on the application.

There was discussion about accepting the application as complete. T. Moore referred to the details in the Staff Report. S. Tartarczuk said that there are enough pieces of the application to accept it as complete. It was noted that the RSA requires action within a period of time.

R. Anthony moved, second by D. Britton, to accept the application for a site plan to add a residential use to the parcel at 18 Danville Road, Tax Map 30, Lot 88, and as noted in the legal notice PB 22-17, as complete.

The motion to accept passed 4-1 (L. Milette)-0.

L. Milette said she was opposed because the applicant was not ready and there are outstanding issues. T. Moore said the applicant had submitted information, not that the information had necessarily been approved, and that once its submitted it is complete and the public hearing can be opened. S. Tartarczuk suggested that an application missing any substantial document it would not be put on the agenda, but this is complete enough to move forward.

T. Moore opened the public hearing and continued it to August 17, 2022. No additional notice will be given to abutters.

6. COMMUNICATIONS, UPDATES, FYIS AND OTHER BUSINESS

T. Moore noted that the ZBA #22-1: A request from Sweet Hill Farm, LLC to Appeal the Administrative Decision of the Building Inspector/Code Enforcement Officer's issuance of a Stop Work Order. The property is located at 82 Newton Road, Tax Map 68, Lot 8 in both the ICR and LDR Zoning Districts. The applicant is the property owner of record. The hearing will be Thursday, July 28, 2022. There was discussion as to whether the new Building Inspector/Code Enforcement Officer could be invited to a future Planning Board workshop meeting. D. Britton said he would talk with G. Colby regarding this.

There was discussion of the landscaping at CubeSmart and the need for applicants to follow the site plan, and of whether it was possible to get a Planning Board site inspector.

T. Moore noted that Casella Organics sent a letter on behalf of their products because they are applying to the State of Maine to do landscaping and weed control and there will be a hearing.

T. Moore noted that regarding 24-26 Plaistow Rd., Ethan Allen is looking to move into the existing building behind the proposed Parkland facility. He noted this is a permitted use and asked if they should come back to the Planning Board. It was agreed there would be no need for that.

7. ADJOURNMENT

There was no additional business before the Board and the meeting was adjourned at 9:15 PM.

Respectfully Submitted,

Charlene A. Glorieux
Minute Taker