

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 April 7)**

**March 17, 2021**

**Call to Order: The meeting was called to order at 6:30 PM**

Vice Chair T. Moore read the following COVID-19 statement:

The Plaistow Planning Board, due to the COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, is authorized to meet electronically, and these reasons shall be reflected in the minutes. When there are public hearings scheduled, notice of this electronic meeting is sent to all abutters and published in the Eagle Tribune Newspaper.

The Plaistow Planning Board is utilizing the Zoom platform for this electronic meeting. All members of the Board have the ability to communicate contemporaneously during the meeting through the Zoom program, and the public has access to contemporaneously listen and, if necessary, participate in this meeting. The link to access this meeting was provided on the Town's website.

There is a "raise your hand" feature of the program that will allow attendees to participate in the discussion. There is also a Q&A box for the public to type questions during the meeting. The Public can also send emails with questions or concerns prior to the meeting to [dvoss@plaistow.com](mailto:dvoss@plaistow.com). All emails received by 3:00PM on the day of the meeting will be read at that meeting. Please note: all questions and concerns typed into the Q & A box or sent via email will be read aloud to become part of the public record. The meeting will also be live on Plaistow Access Cable - Channel 17 and will be livestreaming on the Town's website.

**1. ROLL CALL:**

Tim Moore, *Vice Ch.* - Remote  
Laurie Milette - Present at Town Hall  
Greg Taillon, *Selectman's Rep.* Present at Town Hall  
Karen Robinson - Present at Town Hall  
Tom Alberti – Present at Town Hall  
Geoffrey Adams, Alternate – Present at Town Hall (non-voting)  
Maxann Dobson, Alternate – Present at Town Hall (non-voting)  
John Cashell, *Planning Director* – Excused (non-voting)  
Dee Voss, *Administrative Assistant* - Present at Town Hall (non-voting)

**2. REVIEW/APPROVAL OF FEBRUARY 17, 2021 MINUTES:**

Draft minutes were included with the meeting materials. No corrections were made to the draft minutes.

***K. Robinson moved, second by L. Milette approve the minutes from February 17, 2021 as issued.***

***The motion to approve the minutes as issued passed 4-0-1 (G. Taillon).***

### **3. RE-ORGANIZATION AND COMMITTEE ASSIGNMENTS**

a) Chair and Vice Chair nominations: Vice Chair T. Moore asked for nominations for Planning Board Chair. G. Taillon nominated Tim Moore for Chair, there were no seconds. K. Robinson nominated Tom Alberti for Chair, seconded by L. Milette. Hearing no other nominations, T. Moore closed the nominations and called for a vote.

**Vote: Tim Moore 2 (T. Moore, G. Taillon), Tom Alberti 3 (T. Alberti, L. Milette, K. Robinson)**

T. Moore announced that Tom Alberti was elected Chair and passed the gavel to him.

Ch. Alberti asked for nominations for Vice Chair. L. Milette nominated Tim Moore for Vice Chair, second by G. Taillon. There were no other nominations. Ch. Alberti called for a vote.

**Vote: Tim Moore was elected Vice-Chair 5-0-0**

b) Committee Assignments:

i) Capital Improvements Program Committee: Ch. Alberti asked who served on the committee in the previous year. T. Moore said it is a one year term and the bylaws state the Chair of the Planning Board also chairs the CIP, that the Planning Board, Board of Selectmen, and Budget Committee each have two members and an alternate. L. Milette noted that Tim Moore and Jim Peck were on the CIP and Geoff Adams was the alternate. Ch. Alberti noted that G. Adams still needed to be re-appointed as Alternate member, and asked T. Moore if he would serve on the CIP again; T. Moore said he would.

ii) Rockingham Planning Commission Recommendations: Ch. Alberti indicated that T. Moore is on that committee and T. Moore noted the terms are four years. He said the Planning Board makes recommendations to the Board of Selectmen and they appoint the member, and that last year he was appointed and G. Taillon was the alternate. He noted this year Julian Kiszka's term is up and he recommended we recommend him for another four-year term

***L. Milette moved, second by G. Taillon to recommend Julian Kiszka as Rockingham County Commissioner from Plaistow***

***The motion to recommend passed 4-0-0.***

### **4. ALTERNATE MEMBER RE-APPOINTMENT:**

Ch. Alberti asked for a motion on the reappointment of G. Adams.

***G. Taillon moved, second by T. Moore to reappoint Geoffrey Adams as an Alternate Member of the Planning Board.***

***The motion to reappoint failed 2(T. Moore, G. Taillon)- 2(K. Robinson, L. Milette)- 1(G. Taillon).***

Ch. Alberti thanked G. Adams for his service to the Town.

## **6. NEW BUSINESS**

a) Request from the Board of Selectmen – Review and Comment on Potential Sale of Two (2) Town Owned Properties. Ch. Alberti read the following letter from Beth Hossack, Administrative Assistant to the Plaistow Board of Selectmen into the record:

“The Plaistow Board of Selectmen is considering selling two (2) Town owned properties. The properties are 13 Rose Avenue and 17 Canterbury Forest. In accordance with RSA 41: 14-a, this letter is to notify you regarding the possible sale and to ask if you have any input.

The Board of Selectmen held a "Public Hearing" on February 22, 2021 as the first step in the process. Notice and review by the Planning Board and Conservation Commission is required and henceforth, the reason for this notice and consideration. Following the reviews by the Planning Board and Conservation Commission, the Board of Selectmen will conduct a second "Public Hearing" and make a final decision.

I have asked Dee Voss to assemble material of the two (2) Town owned properties for your review and consideration.”

Ch. Alberti said the Public Hearing was held and the BOS is asking for the Planning Board’s recommendation. He noted the Board’s recommendation is advisory only and the BOS will make the final decision.

13 Rose Avenue, Plaistow: Ch. Alberti directed the Board to the provided materials and asked if there was any input. He noted it is currently zoned as C1 and there is a residential home on the property that is grandfathered in and the land was deeded to the Town. T. Moore recommended selling the land. K. Robinson asked if there is any reason it is up for sale now and if there are plans for it already. D. Voss Replied that the Town not wanting to be a landlord and to getting it back onto the tax rolls. Ch. Alberti asked if the funds from Town-owned property go into the General Fund and was told yes. It was noted that Town-owned property rarely comes up for sale.

***T. Moore moved, second by L. Milette that the Planning Board recommend the sale of 13 Rose Avenue, Plaistow.***

***The motion to recommend the sale of 13 Rose Avenue, Plaistow passed 5-0-0.***

17 Canterbury Forest, Plaistow: Ch. Alberti directed the Board to the provided materials and asked if there was any input. It was noted there is no structure on the property and that while it is not designated wetlands, the property is wet. Ch. Alberti asked if there was any reason for the sale and D. Voss said the Town has no use for the property and that it was acquired for tax reasons. M. Dobson said that according to her research in 2005 a citizens’ petition including this property that failed to pass at Town Meeting and suggested the townspeople did not want to sell this. Ch. Alberti noted that 2005 was a time when the townspeople voted on property sales, rather than the Board of Selectmen. K. Robinson noted that this property might possibly be an access point to developing the property behind it and that should be a vote by the people not by a Board. G. Taillon noted that at the time this property went to the Town there was a slight possibility it could be developed but that is not now the case and it is an unbuildable lot. He said the reason the Town is interested in selling it now is there is another party interested in using part of the land to increase their frontage to make their current lot more buildable or sellable, and they would agree not to build or put a house on that property. Ch. Alberti said he notes the land abuts the 50-78 parcel with frontage on 17 Harriman, and that in 2005 there was a plan for development showing a road and some houses. L. Milette said she believed the Town Manager said the new owner of Harriman approached the Town about buying this parcel and she believes this is why it has come forward now. M. Dobson asked if the Town would have to pay for paving and plowing etc. if the property is developed.

D. Voss reminded the Board that the Town's voters did give the responsibility for dealing with Town-owned property to the BOS and that even if it is recommended this go to the townspeople for a vote the BOS has been giving the authority to buy or sell town-owned property and does not need to do that. L. Milette said this was probably done in 2014.

T. Moore noted that the lot is not buildable or there would already be a house on it, and that this property has been recommended not to sell because of the property behind it. He said he is unaware if any deed restriction that could be put on the property saying it could not be driveway or public point of access could be developed on the lot, but if it could it would alleviate his concern. M. Dobson asked if it was wetland and T. Moore said there must be some wet or it would be buildable. Ch. Alberti asked if it was sold could the owner get variances and put a road on it. T. Moore said if there are no restrictions on the lot they could apply for variances, though there would be no guarantee they would be given. L. Milette asked if the Conservation Commission had weighed in on this and T. Moore said they had agreed not to recommend selling. Ch. Alberti asked if the concerns were just that lot or the potential development options. T. Moore said the back lot has some wetlands also.

***L. Milette moved, second by K. Robinson that the Planning Board recommend the sale of 17 Canterbury Forest, Plaistow.***

***The motion to recommend the sale of 17 Canterbury Forest, Plaistow failed 0-4-1(G. Taillon).***

13 Rose Avenue, Plaistow – revisited: G. Taillon asked if he could change his vote on 13 Rose Avenue as he did not mean to recommend anything to the BOS and would prefer to stay neutral and take the Planning Board's recommendation to the BOS and let them come to a decision.

***G. Taillon moved, second by K. Robinson that the Planning Board re-vote to recommend the sale of 13 Rose Avenue, Plaistow.***

***The motion to recommend the sale of 13 Rose Avenue, Plaistow passed 4-0-1(G. Taillon).***

## **7. COMMUNICATIONS, UPDATES, FYI'S AND OTHER BUSINESS**

It was noted that the next meeting will be April 7<sup>th</sup> which is normally a workshop meeting but the continuation of 44 Sweet Hill Road will be on that date since they postponed because J. Cashell would not be present at this meeting. Ch. Alberti said he understood that the Kingston Planning Board had voted on the Route 125 warehouse space application and there is a mystery buyer looking at warehouse and office space. The RPC is advisory here and they are concerned with the impact of drinking water and surrounding wetlands along with the impact of traffic on Rte. 125. He asked T. Moore if there is a role for Plaistow as an abutting town and was told the only impact would be traffic. T. Moore suggested it was approved since the RPC would not have been asked about it otherwise. G. Adams said he hear the vehicle traffic would be coming in on Rte. 101.

L. Milette asked if John Blinn would be the Selectman's alternate to the Board and G. Taillon said yes, though it may change. L. Milette said she understood that there can be only one Planning Board member on the Conservation Committee and she knows that T. Moore and J. Blinn are both on that committee. D. Voss said it does not apply to ex-officio members and it is a fine line which she will check on. She said she believes the charter of each committee details whether an alternate is a voting member.

Ch. Alberti asked for the input and support of the Board members as the Town moves into new opportunities with the Town water coming in and he is interested in seeing what direction the Town will move and the impact the Board can have in the future of development, or lack of development, in the Town. He asked to continue the protocol of members alerting him via email, call or text if they will miss a meeting

## **8. ADJOURNMENT**

There was no additional business before the Board and the meeting was adjourned at 7:19 PM.

Respectfully Submitted,

Charlene A. Glorieux  
Minute Taker