

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



PLANNING BOARD MEETING MINUTES
March 6, 2024

Call to Order: Ch. Alberti called the meeting to order at 6:30 PM.

1. ROLL CALL:

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

2. MINUTES:

The minutes of the January 3, 2024, Board meeting had been continued. Ch. Alberti noted that he and L. Milette had not been present at the meeting.

B. Coye moved, second by K. Robinson, to accept the minutes of the January 3, 2024, meeting as amended.

The motion passed 3-0-2 (T. Alberti and L. Milette abstaining)

The minutes of the February 7, 2024, Board meeting had been distributed before the meeting

B. Coye moved, second by K. Robinson, to accept the minutes of the February 7, 2024, meeting as presented.

The motion passed 5-0-0

3. HOP GRANT UPDATE:

V. Healey presented the Housing Master Plan Goals that had been worked on at the previous meeting. She noted she had put some actions and time frames on them.

Goal 1: Ensure that new housing development does not overburden Plaistow's drinking water supply or put an undue strain on the Town's natural resources.

- Investigate the feasibility of encouraging or requiring the use of the Planned Residential Development provision to ensure that future developments incorporate natural resource protection and connectivity between open space parcels.
 - o 5 years
- Consistently review and update the Aquifer Protection District, Wetlands Conservation District, and Stormwater Management regulations as needed as new information and recommendations arise.
 - o Ongoing
- Update Plaistow's Stormwater Protection Plan.
 - o 3 years

The Board questioned whether this had just been done. T. Moore said the MS4 regulations had been updated. The source water protection plan was done August 2015. It was unclear to the Board how often this gets reviewed and if review is triggered by the State puts out new guidelines and regulations. It was determined that the Conservation Commission is the responsible party for this review. The review was set to every 2 years. T. Moore suggested looking under the natural resources section of the Master Plan to see if this comes up there. V. Healey will change this item to reflect working with the Conservation Commission to update the Stormwater Protection Plan.

- Research the potential for greater density around areas where town water exists.
 - o 2 years

V. Healey will change this from town water to public water and change the time frame to one year. There was discussion about where the municipal water lines are and where residential development is allowed.

Update SWPP- <https://www.des.nh.gov/sites/g/files/ehbemt341/files/documents/2020-01/planplaistow.pdf>

Goal 2: Foster a sense of community and connectivity in residential neighborhoods through thoughtful site design, the provision of safe walking routes, and enforcement of speed limits.

- Update the Planned Residential Development provision to ensure that future developments incorporate pedestrian safety and connectivity to local amenities.
 - o 5 years
- Review and update the Subdivision and Site Plan Review regulations to ensure pedestrian scale improvements.
 - o 5 years

There was discussion about whether this would mean that new developments should put in sidewalks, and the general desire for sidewalks but slow or no implementation in creating them. The traffic calming study for Main Street was also discussed and the potential for creating sidewalks as part of that. Stop signs along Main Street were also discussed. T. Moore suggested that sidewalks in subdivisions need to be tailored to the number of houses; that a short three-house road does not really need sidewalks. There was discussion of whether sidewalks should be in small subdivision plans, noting they are problematic for snowplows, and if you put in curbing you have to do drainage.

Goal 3: Ensure there are opportunities for safe, affordable, quality housing for all residents.

- Investigate the feasibility of adding density bonuses for Workforce Housing, open space preservation, or the creation of recreational opportunities in new developments.
 - o 3 years
- Review the Affordable Housing for Older Persons District and the feasibility of making it an Age Friendly Community ordinance.
 - o 5 years
- Develop a Workforce Housing ordinance in order to be in compliance with RSA 674:58.
 - o 2 years

There was discussion of workforce housing, which is often thought of as Section 8 housing. The Horizon Way PRD with its \$800,000 houses was discussed. It was noted that Plaistow does not have a workforce housing ordinance and the elderly housing ordinance would probably be used. V. Healey said the Town needs to have a workforce housing ordinance. It was felt that there is sufficient stock of housing that qualifies as workforce to mitigate the necessity of an ordinance, but that the algorithm should be reviewed every three years to ensure it is still accurate. V. Healey said the Town could still have a density bonus for workforce housing without having an actual ordinance and it could be tacked onto the current subdivision regulations.

V. Healey suggested that the third bullet in this goal should go first if the Board wants to keep this item. It was suggested it be changed to “review Plaistow’s compliance with RSA 674:58” and have it as an ongoing goal.

Goal 4: Address the needs of Plaistow residents while also protecting and enhancing the Town's character through land use planning.

- Investigate historic preservation techniques to retain Plaistow's existing village area.

- o 5 years

- Engage the Plaistow Historic Society on preservation priorities.

- o Ongoing

- Review and update landscape design requirements within the Site Plan Review Regulations using relevant horticulture strategies.

- o 2 years

V. Healey said she would put this material in the Housing Master Plan Chapter draft and will give it back to the Board for review. She said the land use regulation audit is also done and will be given for review also.

4. SITE PLAN/SUBDIVISION REGULATION AMENDMENTS

V. Healey referred to the Site Plan Regulations and noted that was for stormwater management and the Board had voted to have a public hearing but a notice has not gone out. It was agreed to hold that hearing at the next workshop session on April 3, 2024.

T. Alberti moved, second by C. Fowler, to hold a public meeting on April 3, 2024, to update site plan subdivision regulations to include stormwater management

The motion passed 5-0-0

5. OLD BUSINESS

Ch. Alberti noted that this is his last meeting as Chair of the Board and that his work commitments have taken up much of his time. He said he hopes to remain on the Board as an alternate. He noted some of the highlights of the Board's work over the last three years such as the Economic Development Plan and survey with help from the Rockingham Planning Commission. He suggested it can be used as a basis for Master Plan updates and Zoning to promote some of the goals from that plan. He thanked the RPC, Sarah, and Victoria for their help with the housing study and the valuable information it has provided to the Town. He mentioned the warehouse on Route 125 and the fact that it is held up due to Fish & Game seeing black razor snakes at the location. B. Coye noted there has been a right-month study which has not found any snakes since. Ch. Alberti noted the developer invested some funds into the traffic calming study and have made concessions about their main traffic hours. He mentioned the Southern New Hampshire Chamber of Commerce initiative which could be utilized more. R. Anthony spoke to the types of opportunities Plaistow businesses can take advantage of through the Chamber. There was discussion of Flaco's Tacos opening soon where Larry's Clam Bar was located. A bakery is going in nearby. Ch. Alberti mentioned the C3 and Overlay districts. He discussed landscaping and beautification. He also noted the lack of accidents at the Walmart intersection on Plaistow Rd since ConvenientMD went in and attributed that to the reconfiguration of the intersection and the lights that the Board insisted on.

The Board thanked Ch. Alberti for his good work as Chair. The Board thanked the Rockingham Planning Commission and minute taker Charlene Glorieux for their work. Ch. Alberti thanked Tim Moore for his invaluable knowledge and assistance.

ADJOURNMENT

There was no additional business before the Board and the meeting was adjourned at 7:31 PM.

Respectfully Submitted,

Charlene A. Glorieux
Minute Taker