



Town of Plaistow, New Hampshire
145 Main Street, Plaistow NH 03865
Phone: (603) 382-8469

PB Minutes 03/02/16

PLANNING BOARD MINUTES March 02, 2016

Call to Order: 6:30 p.m.

ROLL CALL: Tim Moore, *Chair*
Charlie Lanza, *Vice Chair*
Gennifer Silva,
Shem Kellogg, *Excused*
Steve Ranlett, *Selectman Ex-Officio, Excused*
Joyce Ingerson, *Alternate Selectman Ex-Officio*
Geoffrey Adams, *Alternate*
Laurie Milette, *Alternate*

Also present: Greg Jones, *Town Planner*

G. Adams was appointed as a voting member for S. Kellogg.

Agenda Item 2: Minutes of February 17, 2016 Meeting

G. Silva moved, second by J. Ingerson, to approve the minutes of the February 17, 2016 meeting. There was no discussion on the motion. The vote was 4-0-1 (Ingerson abstaining).

Agenda Item 3: Review of future amendments to Site Plan and Subdivision Regulations

T. Moore suggested that the Board review all the proposed changes and then vote whether or not to post them all for public hearing.

Proposed Regulatory Changes – 2016 (changes are in *bold italic*)

Site Plan Review Regulations

§230-14.1 – Data requirements for all districts. [Amended 11-20-2002; 4-21-2004; 3-2-2005; 12-7-2005]

S. Scale of plans; ***no specific scale is required. However, plans must be generated at a scale which is easily readable and understandable.***

Discussion:

This proposed change had been discussed at a previous meeting where the need for the change was identified. There was no additional discussion at this meeting.

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Z. Topography contours at intervals not exceeding two feet, with spot elevations where grade is less than 5%. **Datum shall be North American Vertical Datum of 1988 (NAVD88).**

Discussion:

G. Jones noted that NAVD88 was the most recent reference.

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CC: Existing and proposed septic systems (and proposed replacement areas), wells (with protective radii for proposed) located on the site, and **for septic and wells** on abutting properties **located within 100 feet of the subject property.**

Exceptions:

- Wells on abutting properties do not need to be located on site plans if septic systems and replacement areas on the subject site are at least 100 feet from all lot-lines.
- Septic systems and replacement areas on abutting properties do not need to be located on site plans if septic systems and replacement areas on the site are at least 100 feet from all lot-lines.

Discussion:

J. Ingerson asked who developed the language for the proposed change.

G. Jones noted that it was a team effort between himself, T. Moore, M. Dorman and D. Voss.

T. Moore offered that there were a number of regulations that developers were frequently requesting waivers for. The Board decided to review the most common and see if any changes were warranted.

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HH. Landscaping plan that complies with all requirements of the Town's landscaping regulations **except for condominium conversions.**

Discussion:

This proposed change had been discussed at a previous meeting where the need for the change was identified. There was no additional discussion at this meeting.

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II. Lighting plan that complies with all requirements of the Town's lighting regulation **except for condominium conversions.**

Discussion:

It was noted that particularly in residential condo conversions (i.e. duplex to condex) all the lighting and landscaping is already in place and they are only changing the ownership structure. In the case of a commercial conversion to condominium there should already be a site plan in place that would address lighting and landscaping.

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**ZZ. All licensed professionals on the project team must place their contact information and respective NH certified professional stamps on the plan. Said professionals include, but are not limited to, surveyors, engineers, soil and wetland scientists (this replaces {{ as well.)**

Discussion:

It was noted that these professionals would all be State of New Hampshire licensed as the Board would not be able to accept out-of-state licenses on site plans.

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G. Silva moved, second by C. Lanza, to post the proposed changes to the Plaistow Site Plan Regulations for Public Hearing. There was no discussion on the motion. The vote was 5-0-0 U/A.

Subdivision Review Regulations

§235-18 – Plan Requirements. [Amended 3-2-2005; 12-7-2005]

T. Scale of plans; *no specific scale is required. However, plans must be generated at a scale which is easily readable and understandable.*

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**EE. A topography plan showing two-foot contour intervals. Slope will be indicated for each lot as described in the definition of “slope” in §235-3. Datum for all elevations shall be *North American Vertical Datum of 1988 (NAVD88).***

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PP. Topographical contours at intervals not exceeding two-foot, with spot elevations where grade is less than 5%. *Datum shall be North American Vertical Datum of 1988 (NAVD88).*

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**SS. Existing and proposed septic systems (and proposed replacement area), wells (with protective radii for proposed) located on the site, and *for septic and wells* on abutting properties *located within 100 feet of the subject property.***

Exceptions:

- Wells on abutting properties do not need to be located on subdivision plans if septic systems and replacement areas on the subject site are at least 100 feet from all lot-lines.
- Septic systems and replacement areas on abutting properties do not need to be located on subdivision plans if septic systems and replacement areas on the site are at least 100 feet from all lot-lines.

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}}. All licensed professionals on the project team must place their contact information and respective NH certified professional stamps on the plan. Said professionals include, but are not limited to, surveyors, engineers, soil and wetland scientists.

Discussion:

It was noted that most of the proposed changes to the Subdivision Regulations mirrored the changes made to the Site Plan Regulations so no additional discussion was needed.

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***G. Silva moved, second by C. Lanza, to post the proposed changes to the Plaistow Subdivision Regulations for Public Hearing. There was no discussion on the motion. The vote was 5-0-0 U/A.***

There was discussion regarding when to post the public hearing. It was suggested that it be held at the next Planning Board meeting in two (2) weeks.

### **Agenda Item 4: Communications and Updates**

G. Jones offered a number of updates for the Board:

- Safe Routes to Schools Project has been funded and they are moving forward with Hoyle and Tanner
- Gerry Carbone requested a meeting to discuss possibility of a motel at 93 Plaistow Rd
- Renewable Energy Committee – Dan Clapp will be at the next meeting on March 16. They are also looking for additional members to join the committee
- The PowerPoint presentation regarding the Westville Road Bridge is being updated
- G. Jones is working with the Town Manager on organizing an LED Street Lighting Summit for those communities who are serviced by Unitil Electric. The purpose is to explore the possibility of purchasing and converting street lights to LED
- There is a copy of the Notice of Decision sent to Taurus Investors (3-9 Plaistow Rd). No updated plans have been received since their conditional approval
- Source Water Protection Plan (SWPP) some budget lines have been shifted to allow a \$1,500 savings
- A draft copy of the Housing Chapter of the MasterPlan has been received. T. Moore and G. Jones will be reviewing the document and then sending it out electronically to the Board members

D. Voss noted that she will be attending a workshop on the new legislative changes to the Accessory Dwelling Unit RSAs on March 17.

### **Other Business:**

There were no additional matters before the Board and the meeting was adjourned at 6:58 PM.

Respectfully Submitted,

Dee Voss  
Recording Secretary