



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

PB Minutes 5/15/13

May 15, 2013

Item One:

Vice Chair T. Moore called the meeting to order at 6:40 P.M.

Item Two:

ROLL CALL: Present was *Vice Chairman*; Tim Moore, *Selectman Ex- Officio*; Robert Gray, Gennifer Silva and Shem Kellogg. *Chairman*; S. Ranlett arrived late (7:20)

Also present was *Town Planner*; Leigh Komornick, *Alternate*; Geoff Adams, *Chief Building Official*; Mike Dorman and *Recording Secretary*; Laurie Pagnottaro.

T. Moore appointed alternate G. Adams a voting member until S. Ranlett arrived.

Item Three:

Minutes of May 01, 2013

R. Gray motioned to approve the minutes of May 01, 2013, second by G. Silva.

There was no discussion on the motion and the vote was 5-0-0 U/A.

Item Four:

Reading of Communications Directed to or From the Board

- **Letter from the Conservation Commission regarding site visit to Bill Sullivan's property next to George Pynn's site on Newton Road and associated discussion and actions by the Board.**

T. Moore read a letter from the Conservation Commission dated May 3, 2013 regarding the inspection of the Sullivan and Pynn properties. It stated the following:

- There are wetlands on the Sullivan property but no evidence that the construction of the retaining wall on the Pynn property caused it.
- The Conservation Commission believes that the wetlands have been on both properties for

many years

- The rusty color water observed was attributed to the natural decaying of vegetative matter
- The existing stockade fences provide a higher visual screening than the vegetative screening and should be installed and maintained where possible.

R. Gray stated that in his opinion the conditions of approval have been met. There is nothing in the letter to indicate that both parties need to be brought back before the Board to do something different and no evidence that anything abnormal is going on. He added that any further grievances between both parties would become a civil matter to be handled among themselves.

The Board agreed.

T. Moore tabled further discussion on this item until later when S. Ranlett is present as he had information to add to the discussion.

- **Panera Bread – FYI Copy of Final Building Shape (They have negotiated with the City of Haverhill for the required water and sewer. Written verification will be submitted ASAP).**

The Board reviewed the copy of the final plan for the Panera building.

L. Komornick explained that the Board should receive the verification of the sewer and water by tomorrow. The purpose of the final plan is to show the change in the front entry way; the angle has been changed. Nothing else has changed. She added that the impact fees will be adjusted accordingly and that they will be asking for a waiver for the public safety and water line. It was the Fire Chiefs opinion that if they get water from Haverhill it will be for both domestic and fire protection. They will send a formal request and she will forward it onto the Fire Chief for approval before submitting it to the Board.

The Board discussed and decided to wait for the request before approving the waiver.

T. Moore asked that the water and sewer lines be shown on the plan.

M. Dorman replied that all the utilities will be shown on the AsBuilt Plan.

The Board discussed and agreed that they would not have CLD review the utilities (water and sewer) assuming the City of Haverhill will be reviewing them.

L. Komornick added that the applicant was asked to recalculate the impact fees, take care of the bond and pre-construction meeting. The Mylar will be pre-checked at the Registry, then signed and recorded. After she has everything she will e-mail it all to the Board.

R. Gray asked when the pre-construction meeting will be.

L. Komornick was not sure at this time but added that as the applicants are eager to get to work on the demo of the project so it should be soon. She spoke with Ken Knowles regarding having Haverhill sign off on the Plans; they will not be but instead a note will be added to the plan that the applicant comes before both Haverhill and Plaistow with any changes to the site plan. She will check this plan against the old plan and double check that it is all set.

Item Five:

T. Moore reported the following:

- NH Listens sponsored a listening session to get public input regarding the Regional Master Plan; approx 50 people were there.
- The annual meeting will be on June 12, 2013 at Granite Rose. The Governor has been asked to attend and she will unless something comes up that requires her attention. The keynote speaker is a photographer from Atkinson who specializes in photography of old meeting halls. The cost is \$30.00 which includes a dinner.
- RPC sent another letter regarding the annual meeting which requested that Town members submit one or two power point slides of a notable activity that occurred in Town in the last year. The slides are due on June 5th.
- The next Economic Development Committee meeting Friday May 12th at 11:30, Town Hall. Lunch will be provided by Uno's and many local businesses will attend.

There was a lengthy discussion regarding the OEP Training that some of the members attended.

Item Six:

Other Business/Updates: Misc. Notices, letters, and other Correspondence from Dept. of Building Safety, Planning Department and ZBA; Status of Projects

- **Presentation by Leigh Komornick on the new Online Tax Map Viewer prepared by Sewall (computer projection onto screen)**

L. Komornick explained that she has presented this presentation to the Board of Selectmen and they approved it becoming public for a trial period. The Town Manager, S. Fitzgerald requested that she give the presentation to the Planning Board as well. It is a new tool developed by Sewall that is called Tax Map Viewer and is available on-line. It will help people get information regarding their property that the public normally do not have access to.

She went through the program with the Board showing them what features and information is available on the site and how to use it. Some of the information available is the assessed value of land, total acreage, number of units, zoning, class, frontage, map layers, overlays, aquifers, flood zones, land use etc... They are looking into having some additional information added to tax cards such as number of rooms and bathrooms, ect...

She recommended the Board members review the site at their leisure.

To access the site go to www.Plaistow.com, click on Plaistow GIS.

R. Gray noted that demographic information will not be found on the site.

L. Komornick added that it is just a viewer; it is not downloadable.

Steve Ranlett arrived at 7:20 pm.

Item Four:

Reading of Communications Directed to or From the Board

- **Letter from the Conservation Commission regarding site visit to Bill Sullivan's property next to George Pynn's site on Newton Road and associated discussion and actions by the Board.**

The Board continued discussion on the letter from the Conservation Commission regarding the Sullivan/Pynn sites.

S. Ranlett explained that he visited the site and he observed the approved retaining wall from the Sullivan site. He added that although they already conditionally approved the plan it would be nice if they could ask the applicant to put a 6' fence on top of the retaining wall as you can see the whole yard from Sullivan's property.

The Board discussed it and decided that they cannot make it a condition at this point but they can ask the applicant to install the fence.

L. Komornick will send G. Pynn a letter asking him to install the fence.

The Board was satisfied with the letter from the Conservation Commission.

- **Panera Bread – FYI Copy of Final Building Shape (They have negotiated with the City of Haverhill for the required water and sewer. Written verification will be submitted ASAP).**

Present was Ken Knowles. He stated that he was there to make sure the Board was okay with the minor change in the Panera entrance. He added that there is no change in the seating and so it will not affect the parking. The change will be made on the final Mylar which he will submit to L. Komornick on Friday.

L. Komornick summarized the Boards earlier discussion for K. Knowles and S. Ranlett.

K. Knowles stated that they wanted to get the demolition portion of the project underway. He understands the bond issue but he also does not want to lose another month of time waiting for the selection of the contractor and pre-construction meeting.

The Board discussed the possibility of bonding just the demolition portion of the project first and decided they could. The applicants are to provide the contract with the demolition company to the Board and L. Komornick will give the contract along with the bond estimate sheet to the Town engineer. It will be reviewed and a decision will be made if the bond is sufficient. When the applicants hire the contractor they will hold the pre-construction meeting.

L. Komornick will e-mail K. Knowles with how many copies of the plan she will need.

M. Doman left the meeting at 7:50 pm.

Item Seven:

Non-Public Session Per RSA 91-A:3 II(c)

S. Ranlett explained that the Board will take a roll call vote to enter into non-public session. If a decision is made tonight regarding the hiring of a new attorney it will be announced at the beginning of the June 5th meeting.

R. Gray motioned to enter non-public session under RSA 91-A:3 II(c), Legal Matters. The motion

was second by T. Moore.

Roll call vote: 5-0-0 U/A

R. Gray – yes
T. Moore – yes
S. Ranlett – yes
G. Silver – yes
S. Kellogg - yes

Item Eight:

Adjournment

There was no further business before the Planning Board and the meeting was adjourned at 8:56 P.M.

Respectfully submitted as recorded by Laurie Pagnottaro.

Approved by the Planning Board on _____

Steve Ranlett, Chairman