



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

PB Minutes 7/17/13

July 17, 2013

Item One:

Vice Chair T. Moore called the meeting to order at 6:33 P.M.

Item Two:

ROLL CALL: Present was *Chairman*; S. Ranlett (arrived at 7:30 pm), *Vice Chairman*; Tim Moore, *Selectman Ex- Officio*; Robert Gray, Shem Kellogg, and Gennifer Silva.

Also present was *Town Planner*; Leigh Komornick, *Alternate*; Geoff Adams, and *Recording Secretary*; Laurie Pagnottaro.

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

Item Three:

Minutes of June 19, 2013

R. Gray motioned to approve the minutes of June 19, 2013, second by G. Silva.

There was no discussion on the motion and the vote was 4-0-1; S. Kellogg abstained.

Item Five:

A Public Hearing on a Preliminary Consultation on a Conceptual Site Plan/Site Plan Amendment for the renovation of approximately 61,394 square feet of an existing shopping center, demolition of approximately 78,090 square feet of an existing shopping center and construction of approximately 53,712 square feet of mixed use retail and associated parking. This existing shopping center is located at 3-9 Plaistow Road, and the property is known as Tax Map 24, Lot 38 located in the Commercial I Zone and totals 20.39 acres with 983.53 +/- feet of frontage along Plaistow Road (NH Route 125) and 246.26 feet of frontage along Haseltine Street (NH Route 121A). The owner of record is Taurus Plaistow Investors Limited Partnership, LLC.

Present for the preliminary hearing was Ed Vydra, Taurus Investment Holding, Mark Donahue, Select Real Estate Consulting, Bob Clark, Allen and Major, and Tim Tobin, Phase Zero.

E. Vydra explained that they wanted to update the Board with their plans for the old Shaw's box and get some feedback from the Board. They are considering taking out some of the obsolete

space in the plaza and replacing it with new buildings. They are close to finalizing a lease with the Aldi Stores for a portion of the old Shaw's box; 18,000 square feet. The rest of the 30,000 square feet are in negotiations with a tenant they cannot announce yet. They hope to be back before the Board at a later date with definite details.

B. Clark reviewed the proposed site plan to the Board. He explained that they propose to put three tenants in the old Shaw's box which is approximately 60,000 square feet. They will demolish the existing Papa Gino's site and part of the Live or Diner, relocating Papa Ginos and pushing back the diner. They will put a new store approximately 10,300 square foot store where papa Gino's now exists. They would like to move forward at this time with only the old Shaw's portion of the lot.

L. Komornick explained that although the applicants wish to move forward with only the old Shaw's portion of the plan they felt it was best to give the Board an overview of the whole plan.

T. Moore stated that when they come in next month the Board will approve only the three tenant building (the Old Shaw's) with the knowledge that a portion of the front will be demolished. That is all the plan will show and they can come back later with any other phases.

E. Vydra explained that they wish to keep the Board informed. He added that they do not like to call them phases as things always change.

T. Moore stated that the only concern he would have is that there is adequate parking and septic.

R. Gray added that they will need to reclaim the whole parking area with the new configurations. He said they will need to discuss that.

E. Vydra replied that they will show all that.

L. Komornick asked how this will affect their NHDOT permitting process.

E. Vydra stated that he was not sure, but added that the traffic consultant will be at the next hearing to give a full report. He stated that no GLA will be added to the site.

L. Komornick explained to the Board that a scoping meeting was held on May 29th and there was discussion about the entrance, the Cmaq Operation for NHDOT that may start this summer, as well as vesting for the project.

B. Clark replied that they will have a follow –up meeting and hopefully will have that worked out before they come in to file. NHDOT considers it a new space because it has been vacant for two years now.

The applicants will be back in before the Board at a later date.

Item Four:

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

T. Moore explained that the Board will take a roll call vote to enter into non-public session. He added that the Board would be back after non-public session to finish the public session meeting.

R. Gray motioned to enter non-public session under RSA 91-A:3 II(b), Hiring of an Employee. The motion was second by S. Kellogg.

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

R. Gray – yes
T. Moore – yes
G. Silva – yes
G. Adams – yes
S. Kellogg – yes

The Board entered non-public session at 7:00 pm and returned to public session at 8:40 pm.

T. Moore explained that all the interviews have been conducted and the Board's decision will be announced publicly at a later date after the firms are notified.

Item Six:

Reading of Communications Directed to or From the Board

Sport Clips

T. Moore explained that Sports Clips propose to host a fundraiser event at the Pentucket Shopping Center, July 23, 2013. The Board reviewed the proposed minor site plan.

T. Moore suggested extending the area so that traffic cannot drive through that portion of the lot for safety. The Board agreed.

S. Ranlett expressed concern over the location of the car.

L. Komornick replied that they will be moving it.

S. Ranlett motioned to approve the one time minor site plan for Sport Clips with the amendment that they block off the whole isle, second by G. Silva.

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

Blinn Auto Body

T. Moore stated that the Board has received a letter (dated June 28, 2013) requesting an extension for the temporary occupancy permit for an additional 60 days.

L. Komornick explained that there are a number of items that were noted before the first temporary permit was granted. The applicant was going to come in with an amended site plan but they were waiting for Ron Pica to return home. R. Pica is back and has hired S.E.C. to do an Asbuilt. He came into Town Hall today asking to come before the Board tonight to review plan. She reviewed plan and felt that given time restraints for tonight's meeting she asked him to come in for the August 7th meeting.

R. Gray expressed concern over extending the permit when there are issues on the plan that are unresolved.

L. Komornick stated that the Board can look at the documentation from the first occupancy permit; none of the issues, except for one are that bad.

S. Ranlett reminded the Board of the issues; paving, trees, doors, curb, landscaping, a well issue, and no drinking water on site.

L. Komornick added that the first temporary occupancy permit was issued with the condition that bottled drinking water is brought in according to the minutes of that meeting.

R. Gray asked if they have built something other than what was approved and L. Komornick replied yes.

S. Ranlett explained that it is the same size building.

T. Moore added that it is the purpose of the Asbuilt; when construction starts and issues come up that something does not work the Asbuilt will give the Board a final copy of the plan. They need to be reasonable about minor issues. He asked what the applicant is proposing.

L. Komornick replied an amended site plan.

S. Ranlett motioned to approve the extension the temporary occupancy permit for 60 days from tonight with conditions of previous temporary occupancy permits approval, second by G. Silva.

R. Gray suggested that it be put in the letter that no further extensions will be granted.

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

Notices of Violations

L. Komornick will e-mail the notices out to the Board as they do not have them tonight.

Item Seven:

Report / Update by Tim Moore on RPC Activities

T. Moore informed the Board that on either July 30th or 31st there will be a public information session by NHDOT and the railway consultant at Town Hall at 7:00pm. The date will be confirmed later.

Item Eight:

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

There was no other business before the Board.

Item Eight:

Adjournment

There was no further business before the Planning Board and the meeting was adjourned at 9:00 P.M.

Respectfully submitted as recorded by Laurie Pagnottaro.

Approved by the Planning Board on _____

Steve Ranlett, Chairman

