



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

PB Minutes 8/21/13

August 21, 2013

Item One:

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

Item Two:

ROLL CALL: Present was *Vice Chairman*; Tim Moore, *Selectman Ex- Officio*; Robert Gray, Shem Kellogg, and Gennifer Silva (arrived at 6:38pm). Excused was *Chairman*; Steve Ranlett.

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

T. Moore appointed G. Adams as a voting member until G. Silver arrives and then until S. Ranlett arrives.

Item Three:

Minutes of August 07, 2013

R. Gray motioned to approve the minutes of August 07, 2013, second by S. Kellogg.

There was no discussion on the motion and the vote was 4-0-0 U/A.

Item Four:

A Public Hearing on a Lot Line Adjustment between Tax Map 9, Lot 17 (323 Main street and owned by Sandra V. Peabody, Tr.) and Tax Map 9, Lot 18 (325 Main Street and owned by Stewart V. III and Diane E. McCormack) to result in Tax Map 9, Lot 17 Containing +/- 40,753 square feet and +/- 150.01 feet of frontage and Tax Map 9, Lot 18 with +/- 12.7 acres and +/- 150 feet of frontage. The properties are located in the Residential Conservation 2 District.

Present for the hearing was Dan Johnson, Plaistow Consultants, to represent the McCormack's. He explained the following to the Board:

- The lot was surveyed years ago
- The purpose is to cut the front lot down to 40,753 square feet
- The remaining land will be given to the back lot, the McCormack's

- This meets the zoning requirements voted in last year

D. Johnson showed the Board the proposed site plan.

G. Silva arrived at 6:38pm. G. Adams will now be a voting member until S. Ranlett arrives.

There were no questions from the Board or from the public.

T. Moore stated that per the staff report this lot line adjustment is in compliance with Town regulations and zoning.

R. Gray motioned to accept the lot line adjustment as complete, second by S. Kellogg. There was no discussion on the motion and the vote was 5-0-0 U/A.

R. Gray motioned to approve the lot line adjustment for Tax Map 9, Lot 17 and Tax Map 9, Lot 18, second by G. Silva.

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

Item Five:

A Public Hearing on a Site Plan Application for a +/- 1,380 square foot existing dental office located at 15 Wentworth Avenue, Tax Map 24, Lot 9. The intent of the plan is to create additional parking for an employee and one additional space for handicapped parking. The plan will also include upgrades to the entrance for handicapped accessibility. The parcel is +/- .55 acres and is located in the Medium Density Residential (MDR) Zoning District and is an existing, non-conforming use. The owner of record is 15 Wentworth Avenue Realty Trust, Joan Hardwood Kimball, Trustee and Glen Kimball, Jr., Trustee.

Present is Terry Trudel, S.E.C. and Associates, to represent the Kimball's. The explained the following to the Board:

- They are proposing to add an additional parking space and handicap parking space at an existing site.
- Site is located between Laperle Ave. and Wentworth Ave.
- It is an existing dentist office at 15 Wentworth Ave.
- The lot is approximately 1/2 acre.
- The existing parking is off of Laperle Ave for 8 vehicles.
- There is an existing walkway from parking to dentist office which has 4 or 5 steps.
- If a handicap person comes to the office they go along the grass and try to bring them up to grade to the front of the office.
- They want to alleviate this problem with a paved handicap parking area off of Wentworth Ave.
- They also propose to have the paved area accommodate a handicap van turn around and parking for the owner.
- Highway Department, Dan Garlington, has reviewed the site and verbally approved the proposed plan.
- They also propose a paved walkway and elevated platform to the front office.
- They are requesting five waivers: landscaping, lighting, off-site loading, front buffers, and storm drainage.
- The site has its own well and septic.
- There is no expansion of the use.

There were no questions from the Board or from the public.

T. Moore stated that the plan is in compliance.

R. Gray noted that per the staff report, D. Garlington recommended that the snow at the existing parking lot be pushed away from the stop sign at the intersection of Wentworth Ave. and Laperle Ave. He asked that this be noted on the site plan.

T. Trudel noted that there is an area for snow storage on the plan.

R. Gray replied it is not on the new plan.

T. Trudel will add the snow storage and the note to the plan.

G. Silver motioned to accept the site plan as complete, second by G. Adams.
There was no discussion o the motion and the vote was 5-0-0 U/A.

R. Gray motioned to waive the requirements for:

- 230-14.1.HH; Existing landscape provided. No new landscape proposed
- 230-14.1.II; Existing lighting provided. No new lighting proposed.
- 230-14.1.FF; Off street loading and unloading space required.
- 230-12.H.(2)(b); 12' front buffer strip required & 230-23.B.(b)(2); front buffer strip landscaping requirements
- 230-11.B.(2); storm drainage (for 25 yr. flood) required

The motion was second by G. Silva.

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

R. Gray motioned to conditionally approve the site plan adding the notes from the Highway Supervisor and showing the existing snow storage on the new plan, second by G. Silva.
There was no discussion on the motion and the vote was 5-0-0 U/A.

Item Six:

Update on John Blinn's Site Plan Changes and Final Plan

Present was Ron Pica and John Blinn. R. Pica explained that they made all the changes to the site plan that he discussed with the Board. He explained that he made an amended plan. He spoke with L. Komornick yesterday and she said they would need an Asbuilt plan and not an amended site plan as the Board had stated at the previous discussion. The reason is that they have not notified the abutters.

T. Moore stated that as long as the Board is happy with an Asbuilt plan then it is okay.

R. Pica asked if the Board would allow them to work with L. Komornick on the Asbuilt instead of coming back before the Board; just adding the changes they previously discussed at the last meeting. The only other issue is the well. R. Pica explained that he spoke with Ground water than they agreed that bit was not a good idea to put the well in. He spoke with Stan Bomba from DES and he reviewed the septic plan and approved it. He met with S. Bomba on August 12th and agreed 100% but said to put the well location back on the plan and indicate that it is to be drilled if this well fails; in the interim they are allowed to use the existing well. He added that he asked S. Bomba for a letter and he will not write or file any letter. He suggested that he can write a certified letter stating his conversation with S. Bomba.

The Board discussed his suggestion. It was decided that they are okay with the certified letter from R. Pica as long as L. Komornick follows up with S. Bomba, they send a copy of the letter to S. Bomba, and a note is added to the plan.

There were no further questions from the Board.

The Board came to a unanimous consensus that an Asbuilt as shown tonight and the note about the well are adequate.

M. Dorman explained that the occupancy permit extension expires today and the Asbuilt is not yet complete. The applicant will need an extension. He would like a date to get the project done; the paving, re-striping and landscaping.

J. Blinn replied that he will work on it right away and possibly be done by the end of September.

R. Gray motioned to extend the occupancy permit for an additional sixty days and it must be signed-off by the Town Engineer in that sixty day period, second by G. Adams.
There was no discussion on the motion and the vote was 5-0-0 U/A.

R. Gray asked about the car situation.

J. Blinn explained that he would like to apply to get a used car license for the site.

R. Gray explained that it is not a permitted use and he will need to go to the ZBA for a variance.

M. Dorman will write a letter to the ZBA on his behalf.

Item Seven:

Reading of Communications Directed to or From the Board

T. Moore announced that tomorrow night (August 22nd) is the Plaistow Rail Project Presentation and Listening Session. It will be held at Town Hall @7:00 pm.

T. Moore noted that in the Boards packets are letters to the law firms not selected for hire for the Boards FYI.

T. Moore announced that the NHMA (New Hampshire Municipal Association) will be holding a 2013 Municipal Law three part lecture series. He explained that if anyone on the Board is interested in attending to let him know and the Board will pay the cost for attendance.

T. Moore noted for the Board that their packets included denial letters to both Sam Milone and Gerald Dow from M. Dorman sending both to the ZBA. FYI for the Board.

Item Eight:

Report / Update by Tim Moore on RPC Activities

T. Moore announced that the Rockingham Planning Commission is working on updating the Regional Master Plan and has several update conversations coming up if anyone is interested in attending.

Item Nine:

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

There was none.

Item Ten:

Adjournment

There was no further business before the Planning Board and the meeting was adjourned at 7:10 P.M.

Respectfully submitted as recorded by Laurie Pagnottaro.

Approved by the Planning Board on _____

Steve Ranlett, Chairman