



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

PB Minutes 9/4/13

September 04, 2013

Item One:

Chairman S. Ranlett called the meeting to order at 6:35 P.M.

Item Two:

ROLL CALL: Present was *Chairman*; Steve Ranlett, *Vice Chairman*; Tim Moore, *Selectman Ex-Officio*; Robert Gray, Shem Kellogg, and Gennifer Silva.

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

Item Three:

Minutes of August 21, 2013

S. Ranlett noted that he was not absent but arrived at 7:35 pm.

T. Moore motioned to approve the minutes of August 21, 2013 as amended, second by G. Silva.

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

Item Four:

A Public Hearing on a Site Plan Amendment Application for property located at 51 Newton Road, Tax Map 67, Lot 22, totaling 1.188 acres and 199.35 feet of frontage located in the Integrated Commercial Residential (ICR) Zone. The purpose of the plan is to show the new owner use of the property as a Plumbing Company and Storage of Supplies. In addition, the site plan will include display spaces for the sale of vehicles (the previous owner had a site plan which permitted this use). The owner of record is Powerhouse Realty Trust.

Present for the hearing was Michael Burke, owner of Powerhouse Plumbing and Realty Trust.

M. Burke offered the following information to the Board:

- He is proposing to swap the use from a car renovation / sales lot to a plumbing warehouse.
- He would like to put the offices in the front of the site in the barn with the warehouse out

back.

- He is not changing the footprint of the buildings.
- The only exterior change is the removal and replacement of the garage door on the barn; it will become the door to the office.
- He is proposing to put a display in the existing garage area.
- He would like to keep the barn style.
- His work crew will work and load/ unload out back in the warehouse
- He has plenty of parking spaces on the plan; He will make them look nice by maximizing the paving where the plan says he can.

S. Ranlett asked if he would still want to sell vehicles from the site.

M. Burke replied that since it is grandfathered in he would like to keep the option by selling a few cars. He will get a dealer's license if he needs to.

The Board discussed the parking area and paving further.

M. Burke explained that the spots are all paved up to #9 but that the area in front of the 3 bay garage although it says on the plan is paved was never paved. He wants to pave this area to maximize paving space.

R. Gray asked for a note to be put on the plan that storage of all the plumbing equipment will be inside the building and not outside the building.

M. Burke will add the note; all plumbing associated equipment to be stored inside.

R. Gray also asked for a note to be added to the plan; no motorized vehicles are to be parked on gravel areas.

The Board and the applicant discussed where he would like to pave and park. The applicant showed the Board on the site plan. They also discussed the possibility of selling cars on the lot.

M. Burke will add the note.

S. Ranlett asked about other dealerships in the area.

T. Moore noted that if the dealership is not established within a year the grandfathering is gone and the applicant would need to go the ZBA for a variance.

L. Komornick noted for the record that the 1,000 feet applies only to the C1 District.

S. Ranlett stated that the clock on establishing the dealership will start today if approved.

There were no further questions from the Board.

Present was David Nault, Plaistow Auto Sales. He expressed his concern with the applicant selling cars next door to his business. He feels it should either be a plumbing business or a dealership. He is okay with the plumbing business but has concerns that customers looking at cars will come to his home and park on his property as they have done in the past.

The Board discussed D. Nault's concerns. It was decided that as the use is grandfathered in the applicant has the right to sell the cars.

G. Silva asked the applicant if he would have a for sale sign with the cars with a phone number

customers can call.

M. Burke answered yes.

S. Ranlett suggested that the applicant bring the cars in at night. He added that a note can be added to the plan.

The applicant agreed.

There was further discussion regarding the use of selling cars and how many the applicant can display on the site.

It was decided that the applicant is allowed to sell 6 cars per year without a license and he needs to display at least two cars to meet the Town's regulations. He can display six cars in the front and he will need to put the six cars in behind the gated area at night per a note on the plan. There is plenty of customer parking in the back of the lot.

The following notes will be added to the plan:

- The applicant will bring the cars for sale in at night; behind the gate
- There is no parking of motorized vehicles on the gravel areas
- All plumbing equipment is to be stored inside

D. Nault again expressed his concerns over the site plan, the use of car sales and the applicant's customers bothering him at night and on the weekends and parking on his property.

S. Ranlett replied that the Board does hear the abutter's concern but as the use is allowed there is only so much the Board can do.

S. Ranlett asked if the gate will be closed when the applicant leaves at night.

M. Burke replied not during the days as he has an office employee, but at night the gate will be shut.

G. Adams suggested the Board stipulate the hours of display.

The Board discussed this suggestion. It was decided to add a note to the plan stating that the hours for car sales are Monday through Saturday 8 am to 6 pm.

L. Komornick asked how many people the house will be rented to.

M. Burke answered 2 or 3 people. It is a 3 bedroom house.

There were no further questions from the Board.

T. Moore motioned to accept the site plan amendment as complete, second by G. Silva. There was no discussion on the motion and the vote was 5-0-0 U/A.

R. Gray motioned to waive 230-14.1.n.n fire Lane requirement, second by T. Moore. There was no discussion on the motion and the vote was 5-0-0 U/A.

R. Gray motioned to waive 230-22 lighting requirements, second by T. Moore. There was no discussion on the motion and the vote was 5-0-0 U/A.

R. Gray motioned to waive 230-23 side and rear buffer screening, second by T. Moore. There was no discussion on the motion and the vote was 5-0-0 U/A.

S. Ranlett explained to the applicant that he will need to cross out the waiver for 230-12.h.2.f, for parking on pavement.

R. Gray motioned to approve the site plan amendment with the following conditions added:

- The applicant will bring the cars for sale in at night; behind the gate
- There is no parking of motorized vehicles on the gravel areas
- All plumbing equipment is to be stored inside
- Add a note to the plan stating that the hours for car sales are Monday through Saturday 8 am to 6 pm

The motion was second by G. Silva.

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

Discussion Regarding a Special Business Event Request by Firestone Complete Auto Care

S. Ranlett read the letter of request for the special event to the Board. The letter requested the Boards permission to allow Firestone to hold its First Annual Custom/Antique Car Show on September 22, 2013.

Present for the discussion was Desiree Peterson. She offered the following information to the Board:

- The event date was changed and will be held on September 29, 2013
- It will hold the same hours as their grand opening event, 11 am to 4 pm
- She is not sure of the Towns regulations for an event like this
- They would like to supply food; maybe burgers and hot dogs or pizza. No cooking on the site.
- The event will take place in the parking lot
- They will have a police detail during the event
- The business will be open during the event
- The front half of the store, 5 bays, will be shut down during the event to prevent any accidents
- Rite Aid is okay with the event.

L. Komornick explained that they will need to contact Dennise Horrocks regarding any food questions and regulations.

R. Gray asked if the Fire and Police Chief's are all set with the event.

L. Komornick answered yes.

D. Peterson asked how many tents they are limited to. She inquired about 10x10 pop-up tents for the venders as well.

M. Dorman replied that she can speak with Dee Voss regarding the tents. She will need a permit

and it is \$50.00 per tent fee. She can have as many as the Board allows.

L. Komornick added that the amount of tents they would like to have must be shown on the plan. They can always have fewer than shown but not more.

T. Moore motioned to approve the one day event for firestone allowing up 8 tents/pop-ups as long as they are not in the fire lane and safety ways. The motion was second by S. Kellogg.

S. Ranlett opened the floor for discussion.

D. Peterson asked about parking at park and ride then shuttling them over as well as having a DJ.

The Board was okay with both of them.

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

Item Five:

Bond Release Request by Taurus Group for Walgreen's

S. Ranlett read the letter of request for the release of the Bond in the amount of \$48,128.19 to the Board.

L. Komornick stated for the record that the Town Engineer has received the Asbuilt.

T. Moore motioned to release the balance of the bond to Taurus Plaistow Investors, L.P., second by G. Silva.

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

Item Six:

Escrow Release Requested by Pentucket Companies

S. Ranlett read the letter of request to the Board.

L. Komornick stated that they have \$1,000. She added that she has received the mylar.

T. Moore motioned to release the escrow funds to Pentucket Companies, second by R. Gray.

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

Item Seven:

Review/Discussion of the various Main Street Traffic Calming Studies and Associated Formal Recommendation to the Board of Selectmen.

T. Moore presented a slide show presentation to the Board. It included the recommendations and policy changes regarding various projects from both the Main Street Calming Study and the Plan NH Charrette.

The following action items were decided upon as a result of the presentation:

- The PB will request the data regarding speed signs from the Police Dept; L. Komornick will obtain them.
- Incorporate a presentation for the BOS into the item Incorporate a Complete Streets Philosophy.

Bump-outs; they need to take a look into the parking at Town Hall and take into account the removal of parking spots.

Bump-out & crosswalks at Pollard School; the Board decided to split the bump-out and cross walks into two categories placing the cross walk as a high priority and the bump-out as a low priority.

East/West Pine Sts & Main St.; The PB decided to get Kevin Russell's, NHDOT Engineer, opinion on a round-about for this intersection.

Westville Road/Main Street; this intersection needs to be added to the table. A medium or high priority will be placed on it.

T. Moore will e-mail the draft letter to the BOS out to the Board members to review. The Board members will have any comments regarding the letter to T. Moore by September 11, 2013. He will bring it to the BOS on September 16th. T. Moore will make the updates discussed tonight to the presentation tables and list in order of high priority to low priority.

L. Komornick will check with the Town Manager regarding the September 16th agenda for the BOS.

The Board decided they will discuss / adopt the CIP at the September 18th meeting.

Item Eight:

Reading of Communications Directed to or From the Board

T. Moore informed the Board that GACIT will be holding the Ten Year Transportation Improvement Plan. It must be financially constrained; the funding for the projects must be available. The District 3 meetings will be held:

- September 25, 2013 @ Derry NH – 7:00pm
- October 9, 2013 @ Epping NH – 7:00pm
- October 16, 2013 @ Portsmouth NH – 7:00 pm

Item Nine:

Report / Update by Tim Moore on RPC Activities

T. Moore noted that the RPC Master Plan Update will be held at the Plaistow Library on Monday September 23rd.

Item Ten:

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 Eleven:

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