



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

## **PB Minutes 9/18/13**

September 18, 2013

### **Item One:**

Vice Chairman 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, Shem Kellogg, and Gennifer Silva (arrived at 7:10 pm). 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 a voting member for the meeting.

### **Item Three:**

#### **Minutes of September 04, 2013**

R. Gray motioned to approve the minutes of September 04, 2013, second by S. Kellogg.

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

### **Item Four:**

#### **Discussion with Lori and Gary Lesiczka, Owners of H&H Custom Metal Fabricating located at 6 Duston Avenue regarding adding on to the existing structure.**

Present for the discussion was Gary Lesiczka, H&H Custom Metal Fabricating. He offered the following information to the Board:

- The existing building is located at 6 Duston Ave.
- They have maxed out the use of the current available space and would like to build an addition off the side.
- They want the addition to bring materials inside for security and esthetics.
- They would like to use the old site plan.
- They might need a variance for the rear setback.
- They do custom metal work; mostly for food processing equipment.

L. Komornick noted that the site is in the Village Center District and is 20' from the Boundary. It is a non-conforming lot.

M. Dorman added that they can apply for an expansion of a non-conforming lot and get a variance for the set-back.

G. Lesiczka gave the Board a drawing of the proposed plan. He explained he could make it 20' if he has to but he would like it to flow better for esthetics. He currently has trailers for storage that he will continue to use but he does not want to add any more as it will look bad.

L. Komornick explained that the building was built in 1978 and she was not able to locate the plan. She went into the basement and found the old paper copy plan before the Board but it needs updating. She added that since the applicant is changing the footprint the Board would need to approve the waiver requirement for the mylar.

R. Gray asked about the well and septic.

G. Lesiczka replied that the well is on the other side of the building; the old plan is not accurate. The septic is in the neighbor's yard.

R. Gray asked for a new plan with the well and septic added on so the Town has it on file.

There was further discussion regarding the old plan.

T. Moore stated that an Asbuilt with the proposed addition would be fine.

The Board came to the consensus that M. Dorman can write a letter and send the applicant to the ZBA.

There was further discussion on the lots; three that were merged, and when they were merged and if it was involuntary.

The applicant stated that they are happy with the way the lot is now; they do not wish to change it.

#### **Item Five:**

**A Final 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 12,000 square feet of new retail space. Rehabilitation of associated parking and utilities is also to be completed.**

**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 application was Mark Donahue, Select Real Estate Consulting and Mike Malynowski, Allen & Major Associates.

M. Malynowski offered the following information to the Board:

- They were before the before the Board a few weeks earlier with a conceptual plan; tonight they have the final plan that will be submitted to the Town.

- The plans are for the renovation of the old Shaw's box.
- They propose to split the box into two boxes/tenants with an addition for the Dollar Tree Store.
- One box will be the Aldi Grocery Store and the other will be for a retail business
- They will re-do the parking lot for better flow, realign the isles
- They will demo from the existing Dollar Tree Store to Papa Gino's
- The retail stores facing Rte. 125 and from the Diner to Walgreens will remain
- They will not increase the pavement area in the back of Shaw's; they will grind it down and pave over it
- They have a decrease in overall pavement
- They have made a submission to the Town; it has gone to CLD for review. They are in the process of reviewing CLD's comment now.
- They have an AOT permit that is still under review
- They have had discussions with NHDOT regarding an update to the driveway permit

M. Malynowski explained that they will wrap up all the permits and address the CLD review and come back before the Board at a later date.

M. Donahue added that the traffic study has been completed; the draft will be reviewed and sent to the Town hopefully next week. He added that they can send it to the Town's engineer for comments as well.

L. Komornick noted that she spoke with M. Donahue earlier in the evening and the applicants understand that tonight's meeting is only to familiarize the Board with the final plan and that they understand that the plan cannot be accepted as complete yet.

M. Malynowski replied that they are only missing the traffic study which will be released to the Town soon. He added that it may be good for them to know if the Board is accepting of the proposal. He does not expect what they have left to do to run past the 60 days.

There was discussion regarding whether the Board could accept the plan as complete at this meeting and whether the applicant wanted to start the clock.

G. Silva arrived at 7:10 pm.

T. Moore stated that he does not see a reason the Board should not accept the plan as complete if the Board agrees.

R. Gray asked what the green bar on the left hand side in the parking lot is.

M. Malynowski replied that it is part of the landscape plan; a grass island with trees.

R. Gray asked about snow storage as it is not on the plan.

M. Malynowski answered that there should be areas called out for snow storage on the plan the Board has, on the side. He added that there is a note that if it gets to the point they cannot store the snow it will be trucked out by landlord. There is additional room for snow storage in the back.

R. Gray noted that the pavement lines going into the plaza cannot be seen now. He stated that the lanes will need to be update while construction is going on or immediately.

M. Donahue replied that they will take care of it; they could address that in the next three weeks.

R. Gray asked when the applicants can name the retail tenant to be named later is.

M. Donahue stated that it could be in four weeks or as many as eight weeks; it is hard to say. The deal might go through or it could not work out. He hopes to tell them before this deal is complete but that may not happen. He will go through with this application with or without the other tenant.

There was more discussion on the rest of the plaza and the parking area. It was noted that the driveway area connecting to Casey's lot will remain as is and all entrances will remain as is.

M. Donahue added that they will be irrigating the rest of the site and working on the landscaping as a part of this project.

R. Gray suggested linking the parking lot to Papa Gino's with a cross walk.

M. Malynowski stated that they will add the cross walk and connect it to the side walk. He added that they are adding a sidewalk in the back as well.

There were no further questions from the Board.

R. motioned to accept the plan as complete, second by S. Kellogg.

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

T. Moore noted that this starts the 60 day clock. The hearing is continued until October 16, 2013.

#### **Item Six:**

#### **Review of the Final Main Street Traffic Calming Study and Plan NH Charrette Recommendations Presented to the Board of Selectmen.**

The Board reviewed the final draft Tables 1 & 2 as well as a draft letter the Board will submit to the BOS. He noted that he gave the Town Manager, S. Fitzgerald a draft copy already so he could give them a heads up.

The changes to be made to Table 1 are as follows:

- Enforcement; change recommendation to "BOS should request traffic speed violation data from the Police Department to determine if policy change is required".
- Add to table that an "Entering Village Center District" was recommended and should be placed in high priority.

The changes to be made to Table 2 are as follows:

- Name Table 2 "Specific Projects"
- East Pine St, West Pine St, & Main; change recommendation to read "This intersection has the second highest priority. Recommend that money be placed in the budget and CIP so preliminary studies for all options can be started". (\$15,000 suggested)
- Add a notation to the bottom of the table \* All projects to be submitted to RPC / MPO for inclusion in their Long Range Transportation Plan and their Transportation Improvement Plan (TIP).

L. Komornick will follow up on the data for the East Pine, West Pine and Main Street intersection.

- Main Street Road Profile; change from Table 2 to Table 1

L. Komornick will inquire from RPC about getting the profile done for next year; she will find out how much can be done under dues and what any extra costs would be before budget season.

- Crosswalk at Pollard School; add “awaiting approval”.
- Bump out at Pollard School; change recommendation to “Defer final decision”.
- Bump out and Cross walk at Town Hall; change recommendation to “Defer final decision”.
- Intersection at “Danville Rd & Main St; change recommendation to “signalization of intersection completed as part of Beede Site Clean-up”.

The Board discussed when they will present the recommendations to the BOS. It was decided that the Board will go before the BOS at the October 28, 2013 BOS meeting. R. Gray will set it up with the Town Manager.

### **Item Seven:**

#### **Reading of Communications Directed to or From the Board**

T. Moore informed the Board of a meeting notice from the Merrimack Valley Planning Commission on September 19, 2013, 7:00 pm at 160 Main Street in Haverhill.

### **Item Eight:**

#### **Report / Update by Tim Moore on RPC Activities, State’s 10 Year Plan Public Hearings and the Rail Project.**

T. Moore noted that the RPC Master Plan Update will be held at the Plaistow Library on Monday September 23<sup>rd</sup> 6-8 pm

T. Moore informed the Board that GACIT will be holding the Ten Year Transportation Improvement Plan. 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

T. Moore noted that there was nothing new on the Rail Project.

R. Gray explained that the project coordinator would like to meet with the BOS and suggested that they invite the Atkinson BOS as well.

T. Moore replied that it might be better to meet individually.

### **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 8:43 P.M.

Respectfully submitted as recorded by Laurie Pagnottaro.

Approved by the Planning Board on \_\_\_\_\_

\_\_\_\_\_  
Steve Ranlett, Chairman