



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

PB Minutes 11/04/15

PLANNING BOARD MINUTES November 04, 2015

Call to Order: 6:33 p.m. (*opened by Charlie Lanza, Vice Chair*)

ROLL CALL: Tim Moore, *Chair, Arrived 6:36 p.m.*
Charlie Lanza, *Vice Chair*
Gennifer Silva, *Excused*
Shem Kellogg, *Excused*
Steve Ranlett, *Selectman Ex-Officio, Excused*
Joyce Ingerson, *Alternate Selectman Ex-Officio*
Geoffrey Adams, *Alternate, Excused*
Laurie Milette, *Alternate*

Also present were: Mark Fougere, *Fougere Planning*, Greg Jones, *Town Planner*, and P. Michael Dorman, *Chief Building Official*

Agenda Item 2: Minutes of October 21, 2015 Meeting

C. Lanza appointed L. Milette as a voting member for S. Kellogg.

J. Ingerson moved, second by L. Milette to approve the minutes of the October 21, 2015 meeting. There was no discussion on the motion. The vote was 2-0-1 (Ingerson abstaining).

Agenda Item 3: Public Hearing – Final Review of the Master Plan Transportation Chapter

T. Moore arrived at 6:36 p.m.

M. Fougere added that was significantly altered since the Board's last review. He noted that the formatting had been cleaned up and the 2011 PlanNH Charette and results of the Main Street Traffic Calming Study had been added as addenda to the chapter.

G. Jones noted that the Board needed to fill out the remainder of the recommendation and implementation section of the chapter.

G. Jones explained that when he met with T. Moore it was requested that a column be added that would explain the purpose or assign a deadline to each of the recommendations.

There was discussion as to what to call the column. It was decided to change it from "Objective" to "Completion Date." It was noted that most of the items were going to be designated as "on going" rather than having firm completion dates.

G. Jones offered that he would rather go through the whole list and make sure that the Board was

in agreement as to each item's status.

There was discussion regarding the timing of the CIP (Capital Improvement Plan) and how it might relate to items in the recommendations list.

The Board discussed each item in section 4.1 *Implementation and Recommendations* of the Transportation Chapter. They noted whether each item was "ongoing" or had a recurring update deadline and which entity was responsible for implementation of each item.

Item 14 on the recommendations list, dealing with a commuter rail station, was deleted from the list.

C. Lanza moved, second by L. Milette to adopt the Transportation Chapter as updated and amended at this meeting. There was no discussion on the motion. The vote was 4-0-0 U/A.

M. Fougere noted that the next chapter to be updated would be the Housing Chapter. He added that updating the Town's Workforce Housing Information would be part of that update.

C. Lanza turned the meeting over to T. Moore.

Other Business – Bond Reduction, Eugenia Lane

Jim Dufresne, TEATAD, LLC submitted a written request to reduce the bond being held for his project known as Eugenia Lane (Subdivision from 26 Smith Corner Rd). Since he was present at the meeting the chair offered to take his question out of agenda order.

G. Jones noted there was an email from CLD Engineering indicating the items that had been completed as of the last inspection. The amount he offered to reduce the bond by was \$131,475.65.

L. Milette asked if Mr. Dufresne was intending to reduce a hill that interfered with sight lines.

M. Dorman offered to work with Mr. Dufresne regarding the matter.

It was noted that the hill in question had nothing to do with the release of bond funds before the Board.

There was discussion as to whether or not to also release part of the contingency that was listed on the bond worksheet, which was being held at 100%, when there were very few items that would need to be completed. It was noted that the total bond was \$164,534 and if the Board released \$131,476 it would leave an approximate balance of \$34,000.

J. Ingerson left the meeting at 7:15 p.m.

It was noted that there wasn't much left to do beyond loaming and seeding.

The Board discussed releasing part of the contingency line as part of the motion to reduce the bond. They arrived at a number of \$5,000.

C. Lanza moved, second by L. Milette to reduce the bond being held for Eugenia Lane by \$136,475.65. There was no discussion on the motion. The vote was 3-0-0 U/A.

Agenda Item 4: 92 Newton Rd – Project Update – Review and Discussion

J. Ingerson returned to the meeting at 7:20 p.m.

M. Dorman noted that he had brought the question of the ground mounted solar installation at 92 Newton Road to the Board at a previous meeting. He added that since that meeting he had further reviewed the application and felt it was necessary to bring it back to the Board to discuss. The proposed installation was intended to be 88 feet long and 13 feet wide. He wanted to make sure, since there is a site plan associated with this property, that the Board was clear as to the size of the structure.

C. Lanza asked if the setbacks met with zoning.

M. Dorman noted that he would have to make sure that they were measuring from the property line and not the edge of pavement. He would make sure they were fifty (50) feet as noted on the plan.

C. Lanza asked if a residential applicant would have to come before the Planning Board.

M. Dorman noted that a residential applicant would not have a site plan for their property, which was the reason he was bringing this before the Board.

There was discussion regarding what kind of update would need to be done, a minor site plan application versus an amended site plan application. It was suggested that since this was going to be a permanent structure and abutters should be notified it would be best to ask them to amend the site plan so it can be recorded.

Agenda Item 5: 2015/2016 Zoning Ordinance & Subdivision/Site Plan Amendment Topics to Consider – Discussion

The Board reviewed a list of topics that had been compiled throughout the past year.

The topics included:

Zoning:

- Size of residential garages
- Temporary Signs for non-profit organization
- Digital Signs
- Residential Development Identification Signs
- Care and Treatment of Animals
- Sugar Shacks – deleted as is an agricultural use and is more regulated by NH RSAs

Site Plan/Subdivision Regulations:

- Only locating off-site wells and septic systems within 100 feet (or other number) of a property line
- Exemptions of regulations for condo conversions
- Subdivision street lights
- Roadway Profile

There was a brief discussion on the roadway profile and whether or not to have a standard profile or multiple road profiles based on different types of development.

T. Moore requested that G. Jones flesh out some language for the proposed topics and bring it back to the Board for more in depth discussion on November 18.

Agenda Item 6: Reading of Communications Directed to or from the Board

From the Department of Building Safety:

M. Dorman noted that not much had changed since the last update he gave the Board regarding ongoing projects. He noted that he still recommended revocation of a couple of the listed site plans.

Chandler Place Groundbreaking – Friday, November 6, 2015

G. Jones noted a flyer from Steven Lewis inviting the Board to the groundbreaking ceremonies for Chandler Place, 18 Chandler Ave.

Moynihan Lumber

G. Jones noted that CLD was reviewing the changes and the plan should be ready soon for recording.

C. Lanza asked why CLD was reviewing anything regarding the Moynihan Lumber plan.

M. Dorman replied because there were significant changes that had to be made to the drainage with the change of the building.

Safe Routes to Schools (SRTS) – Staff LPA Certification Update

G. Jones noted that he was working with Hoyle and Tanner regarding the project schedule, agreement and fee schedule for the Safe Routes to Schools project. He added that he was also working with William Rose of NHDOT (New Hampshire Department of Transportation) who is happy that the project is moving forward.

Renewable Energy Committee (REC) Progress Update

G. Jones gave an update of the activities of the Renewable Energy Committee noting the following:

- The landfill cap is being looked at for the placement of solar arrays
- Unifit is being negotiated with to replace street lights with LED fixtures

There was a discussion regarding caps on federal incentives for solar installations.

- Presentations from Solar installers to the REC
- Discussion with the Fire Chief regarding protection and safety of the solar panels

Other Business

Water Shed Signs

G. Jones noted that water shed maps have been updated and the signs are scheduled to be installed

Newington NH Board of Selectmen Request

The Board of Selectmen for Newington sent a letter requesting support from the Plaistow Board of Selectmen regarding a site plan application for the expansion of SEA-3 in their town. The request is for letters of support to be sent to the New Hampshire Site Evaluation Committee on SEA-3s

plan to expand their propane storage and distribution facility.

There was discussion regarding why there would be a request for the study exemption, which was surmised to be cost related. T. Moore offered that Rockingham Planning Commission (RPC) should be involved with this and he offered to reach out to Cliff Sinotte to see if they were supporting this request. He added that if RPC is in support then the Planning Board may want to consider recommending that the Plaistow Board of Selectmen send the requested letter.

Other Business

Planning Board Attorney

M. Dorman said that he would like to recommend again that the Board consider bringing back Sumner Kalman as their counsel.

T. Moore offered that he liked the direct responses that he has received from Charles Cleary, the Board's current attorney.

G. Jones noted that he had found S. Kalman to be very helpful and it was convenient to have him next door.

There were no additional matters before the Board and the meeting was adjourned at 8:16 PM.

Respectfully Submitted,
Dee Voss
Recording Secretary