



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

PB Minutes 11/18/15

PLANNING BOARD MINUTES November 18, 2015

Call to Order: 6:33 p.m.

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

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

Agenda Item 2: Minutes of November 04, 2015 Meeting

It was noted that G. Adams should have been marked as “excused” not “absent” as he had contacted G. Jones during the day. The correction will be made.

C. Lanza moved, second by S. Ranlett to approve the minutes of the November 04, 2015 meeting. There was no discussion on the motion. The vote was 2-0-3 (Kellogg, Silva and Ranlett abstaining).

Agenda Item 4: Falls at Gunstock – Possible Plan Revision – Guard Rail Discussion

G. Jones noted that he, M. Dorman, Ron Brown (Developer) and Steve Reichert (CLD Engineering) had visited the site to look at the area where guardrails are to be placed. He noted that the original 15-lot subdivision plan showed the locations for the guardrails, but the consolidation plan for the 55+ housing development does not show them.

The Board reviewed the roadway portion of the approved site plan which noted the guardrail locations.

M. Dorman noted that they would be sticking with the original plan for the installation of the guardrails.

R. Brown added that some of the slopes had changed with the construction of the roadway and other infrastructure. He stated that he would be installing guardrails anywhere there was more than a 2:1 slope to protect the residents.

There was discussion regarding how the guardrails were not carried over from one plan to the other. Any changes in the location of guardrails from the originally approved 15-lot subdivision plan will be shown on the as-built plan for the overall project.

G. Jones noted that CLD had some concerns because the guardrails were not on the plan that they reviewed.

M. Dorman added that CLD was not in the loop (as review engineer) when this project first started.

After additional discussion as to how best to note the location of guardrails on this site it was the consensus of the Board that putting them on the as-built plan would be sufficient.

M. Dorman noted that a new light pole was being installed at the top of the hill. The location of the new pole is better than the current location. M. Dorman offered that he would get okay from the Planning Board to have one of the street lights relocated to the new pole. The Board indicated that it would be okay to do so. M. Dorman added that he would be informing the Town Manager before contacting Unitil.

M. Dorman offered that there was confusion regarding impact fees. He noted that the Town's Impact Fee Ordinance does not allow for credits to be given in lieu of payment of the Recreation Impact Fee. He added that credits can be given for the School Impact Fee but there needs to be offsets for those credits.

M. Dorman added that The Reserve at Snow's Brook (Hillcrest) was paying \$729/unit for the School Impact Fee and was paying full price for the Recreation and Public Safety Impact Fees.

R. Brown noted that the Planning Board had previously granted him waivers of both those Impact Fees. He added that whether or not he was granted waivers should not be based on another subdivision.

T. Moore suggested that the minutes be checked to see what was actually done.

R. Brown reiterated that he had already been granted waivers and added he did not want to move backwards.

S. Ranlett suggested that if waivers were granted it should be listed on the plan what they were granted for.

It was noted that the five single-family lots at the top of Gunstock Road were not included in any waiver discussion and are all subject to full payment of all applicable Impact Fees.

Agenda Item 3: 2015/2016 Zoning Ordinance & Subdivision/Site Plan Amendment Topics to Consider – Discussion

The Board considered a list of topics for review to decide whether or not to amend sections of the Zoning Ordinance and Site Plan/Subdivision Regulations.

Topics were:

- Size of Residential Garages/Barns – Removing Graduated Lot/Structure Size Table
- Signs
 - Residential Subdivision Identifying Signs – Increasing Size
 - Non-profit Temporary Signage
 - Digital Signs – Allow or not?

- Care and Treatment of Animals – Stand Alone Business, Not to be Located in Plazas
- Locating Offsite Structures on Site Plans
- Exempting Condo Plans from Requirement to Provide Separate Lighting and Landscaping Plan
- Street Lights – Minimum Requirements for New Subdivision
- Road Profile

T. Moore asked that G. Jones work with D. Voss and M. Dorman to develop specific language for the subjects as discussed.

Agenda Item 5: Reading of Communications Directed To/From the Board

Eugenia Bond Release

It was noted that there was an error in the number that the Board released for the bond being held for the project known as Eugenia Lane. The release was based on the overall site costs, not the amount that was being held. Lowell Savings Bank will provide a new bond letter for the project.

S. Ranlett moved, second by C. Lanza to reduce the bond amount being held for the Eugenia Lane project from \$89,767.11 to \$29,058.57. There was no discussion on the motion. The vote was 5-0-0 U/A.

Project Updates:

G. Jones gave updates on the following projects:

- Safe Routes to Schools – NHDOT (New Hampshire Department of Transportation), Sean Fitzgerald, Town Manager and Hoyle and Tanner (engineers) will need to agree on an updated schedule based on Section 15 of the LPA Manual. G. Jones is working on a PowerPoint presentation for the Board of Selectmen (BOS) regarding the establishment of a Transportation Capital Reserve Account. If the BOS agree a Warrant Article will be crafted for to fund the account.
- Renewable Energy Committee (REC) – They REC met recently to hear presentation from solar power vendors. They are looking at possibly drafting a Warrant Article that would provide tax incentives for solar installation.
- Moynihan Lumber – CLD has provided a favorable review letter, however the Mylar was kicked back by the Registry of Deeds.
- No Shave November – The Police Department is seeking donations to support St. Jude's Charity. There is a Facebook page and G. Jones will be adding it to the Town Hall Facebook page as well.

There were no additional matters before the Board and the meeting was adjourned at 7:30 PM.

Respectfully Submitted,

Dee Voss
Recording Secretary

