



**Town of Plaistow, NH  
Office of the Planning Board  
145 Main Street, Plaistow, NH 03865**

**PLANNING BOARD MINUTES**

**June 29, 2016**

**Call to Order:** The meeting was called to order at 6:32 PM

**ROLL CALL:** Tim Moore, *Chair*,  
Gennifer Silva, *Vice Chair*  
Charlie Lanza  
Laurie Milette  
Steve Ranlett, *Selectman Ex-Officio*  
Geoffrey Adams, *Alternate*

Also present: Greg Jones, *Town Planner*; P. Michael Dorman, *Chief Building Official*; Charles Blinn and Olaf Westphalen, *Conservation Commission*

T. Moore noted the passing of former Planning Board member Shem Kellogg and requested a moment of silence in his memory.

S. Ranlett offered condolences to "Buzzy" (Charles) Blinn on the passing of his sister.

**Agenda Item 2: Minutes of June 15, 2016 Meeting**

It was noted that there was a cut and paste error on the first page of the minutes. G. Silva was noted to have called the meeting to order, but was not at the meeting.

**★S. Ranlett moved, second by G. Silva to approve the minutes of the June 15, 2016 meeting as amended. There was no discussion on the motion. The vote was 3-0-2 (Silva and Lanza abstaining).**

**Agenda Item 3: PB16-04 - Public Hearing: Major Site Plan application submitted by the owner of record, The Town of Plaistow, NH 03865, to seek comment and recommendations for a municipal project which includes a 13,800 SF addition to the existing Safety Complex building located at 27 Elm Street, Plaistow NH, 03865, Tax Map 41, Lot 77 in the Village Center (VC) District.**

T. Moore noted that members of the Conservation Commission (ConCom) and the Renewable Energy Committee (REC) were invited to attend this meeting.

James Hanley, Civil Design Consultants was present for the application.

G. Jones noted that this meeting was being held as a courtesy and pursuant to NHRSA 6744:54. The application is being treated as any other application and going through the same review process, including abutter notification.

J. Hanley noted other members of the design team including David Mermelstein of Trident (Owner's Project Managers (OPM)); Plaistow Fire Chief John McArdle as well as Patrick Schiavone and Brett Morgan of the Plaistow Police Department. J. Hanley added that all were available to answer any questions.

J. Hanley and G. Jones offered a PowerPoint presentation that showed the history of the existing building, the process of bringing the proposed addition forward to the voters and where the project currently stands.

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S. Ranlett questioned if the existing fire barn would remain in its current location. It was confirmed that it would.

G. Adams asked if the frog pond would be filled it.

J. Hanley and D. Mermelstein offered that it would be partially filled in. They explained the underground drainage system that would compensate for any retention function of the frog pond as well as additional runoff from new structures and pavement.

O. Westphalen asked if alternatives had been explored instead of filling in 6,000 sq ft of wetlands.

J. Hanley noted that the permit to fill in these wetlands was obtained in 2008 when the original plan was for a freestanding police station. He added when it was decided to go with an addition to the existing building instead of the freestanding it limited where the footprint of the building could go. It was further noted that this was a low functioning, man-made wetlands, originally constructed as a fire pond.

J. McArdle noted that use of the fire pond had long been abandoned as the water was too acidic and had a negative effect on the valves of their equipment.

G. Adams asked what was intended to be used for siding on the new building.

D. Mermelstein replied that horizontal cement board was currently being considered.

T. Moore asked if the Board had any additional questions. There were none. He asked if there was anyone from the public with additional questions or comments. There was no one and the public hearing was closed at 7:03 PM.

**Agenda Item 4: PB16-05 - Public Hearing: for a Lot Line Adjustment submitted by Chandler Place, LLC to seek approval to adjust the lot-line between 18 Chandler Avenue (Chandler Place, Map 38, Lot 4) and 26 Main Street (Map 37, Lot 11) located in the Medium Density Residential District (MDR).**

Steven Lewis, Chandler Place, was present for the application.

***★C. Lanza noted that he was stepping down for this application. G. Adams was appointed as a voting member in his place.***

S. Lewis explained to the Board that they had finally closed on all the financials for the project two weeks prior. He noted that during the surveying process for his property it was noted that the house at 26 Main Street infringed on his property. Mr. Lewis offered that the easiest way to cure the infringement was to move the property line. He noted that the area that will be gained by 26 Main Street represented 1/10<sup>th</sup> of 1% of his land area at 18 Chandler Ave and would have no affect on his density calculations or anything else dealing with his site plan. It was also noted that this would cure any future issues that the property owner at 26 Main Street would have if he should decide to sell the house in the future.

G. Jones offered that the Map and Lot designation for 26 Main Street was incorrect in one of the plan notes. It was noted as Map 38, Lot 11 and should be Map 37, Lot 11. He added that the final plans would also need to be stamped by all licensed professionals involved with the site plan.

S. Lewis approached the Board to show them the current and proposed lot lines on the plan. He noted that it was fortunate that the intrusion was discovered prior to the completion of all the

closing paperwork on the property so that it could be included. He added that it would have been a much more difficult process after the final closing.

T. Moore asked if there was anyone from the public with a comment or a question.

John Zaccone, 6 Chandler Ave, asked if this application was just to make this one correction. It was confirmed that it was.

T. Moore asked if there were any additional questions from either the Board or the public, there were none.

**★S. Ranlett moved, second by G. Silva to accept the lot line adjustment plan between Tax Map 38, Lot 4 (18 Chandler Ave) and Tax Map 37, Lot 11 (26 Main St) as complete. There was no discussion on the motion. The vote was 5-0-0 U/A.**

**★S. Ranlett moved, second by G. Silva to approve the lot line adjustment plan between Tax Map 38, Lot 4 (18 Chandler Ave) and Tax Map 37, Lot 11 (26 Main St) with the following conditions:**

- **The note be corrected to indicate the parcel at 26 Main St at Map 37, Lot 11, not Map 38, Lot 11**
- **All licensed professionals must stamp the plan**

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

S. Lewis offered an update on the construction schedule for the Board and any interested abutters.

#### **Other Business:**

G. Jones provided the Board with updates on the following:

- New TAP (Transportation Alternative Program) grant application
- Safe Routes to Schools and the sidewalks on Main St
- Additional stormwater system mapping with Normandeau and funding

There were no additional matters before the Board and the meeting was adjourned at 7:22 PM.

Respectfully Submitted,

Dee Voss  
Recording Secretary