



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

**PLANNING BOARD MINUTES
July 20, 2016**

Call to Order: The meeting was called to order at 6:30 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*

Agenda Item 2: Minutes of June 29, 2016 Meeting

★S. Ranlett moved, second by C. Lanza to approve the minutes of the June 29, 2016 meeting as amended. There was no discussion on the motion. The vote was 5-0-0 U/A

S. Ranlett thanked the town employees and Unitil who responded so quickly and effectively to the microburst event earlier in the week.

Agenda Item 3: PB16-03: A Minor Site Plan Application submitted by the owner of record, Cottage Plaza, LLC, 23A Wentworth Ave, Plaistow, NH 03865, to consider a proposed change of use from an existing ground floor retail/restaurant space to a 15 unit long-term stay motel facility located at 93 Plaistow Road, Plaistow, NH 03865, Tax Map 27, Lot 26-1 in the Commercial I District.

T. Moore noted that a request to continue the public hearing had been received from the applicant. T. Moore stated that the public hearing for 93 Plaistow Rd was continued to August 17, 2016.

Agenda Item 4: Request for Bond Reduction: The Reserve at Snow's Brook, Hillcrest Estates. LLC

G. Jones noted a request from DC Development for a reduction in their bond being held for The Reserve at Snow's Brook. He reported that CLD Engineers had reported a few outstanding issues and amended the suggested amount to be retained for the bond. Items such as record drawings and loam and seeding were highlighted as being different than the developers list. It was also noted that there was a fence on the original plan that the developer is requesting to not have to install. G. Jones noted that the monies for the fence will still be held until there is an official request to have it removed from the plan.

There was discussion about how the amount to be held is calculated. It was noted that 10% is what was held of the original site work estimate for the bond amount for this project. 10% is what was required by the regulation at the time of this project's bonding. There was also discussion about whether or not the regulation was changed to require that 50% be held for subdivisions. The new bond amount recommended by CLD is \$132,723.83 and 10% of that amount would be \$13,274.00.

★S. Ranlett moved, second by G. Silva to approve the reduction of the amount being held for bonding for the Reserve at Snow's Brook to \$13,274.00 (based on a recommendation

by CLD and a site work estimate of \$132,723.83). There was no discussion on the motion. The vote was 5-0-0 U/A.

Agenda Item 5: Communications:

D. Voss noted FYI copies of two enforcement actions for the commercial property located at 71 Plaistow Rd.

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

- CIP: updates have been requested from all departments
- Westville Road Bridge: application filed with NHDOT for amended study #2
- LED Street Lights: Updated information provided to Tanko for additional analysis of converting street lights to LED. It was noted that Unil is in discussions with the PUC regarding tariffs on LED lighting
- Renewal Energy Committee: Meeting postponed to be able to have a present from Normandeau regarding the feasibility of solar arrays on the town landfill
- Master Plan/Housing Chapter: Electronic copy was distributed. It does not include a Build-Out Analysis. Scheduling of a public hearing to adopt the Housing Chapter was discussed. T. Moore asked that discussion regarding the chapter be scheduled for August 3 so that a public hearing and hopefully a vote to adopt could be scheduled for August 17.
- Land Swap w/Methuen Construction: plans have been sent to Department Heads for comment before a recommendation goes to the Board of Selectmen. It was noted that this would be to clean up some minor property exchanges between the Town and Methuen Construction to put their access on their own property and provide the town with access to the cap pipe of the former reservoir if needed in the future.
- MS4: Preliminary meeting was held with Kingston, Hampstead, Atkinson and Newton, to see if it makes sense to pool resources as a local region to address MS4 permitting requirements.
- Safe Routes to Schools: Next Local Concerns Public Hearing will be held at the August 01, 2016 Board of Selectmen meeting.

Agenda Item 6: Other Business:

It was noted that Lucas Unger was present to observe the meeting as a requirement to earn a scout badge.

There were no additional matters before the Board and the meeting was adjourned at 6:55 PM.

Respectfully Submitted,

Dee Voss
Recording Secretary