



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

**PLANNING BOARD MINUTES
August 03, 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, *excused*
Laurie Milette
Steve Ranlett, *Selectman Ex-Officio*
Geoffrey Adams, *Alternate*

Also present: Greg Jones, *Town Planner*

★Geoff Adams was appointed as a voting member in place of Charlie Lanza.

Agenda Item 2: Minutes of July 20, 2016 Meeting

★S. Ranlett moved, second by G. Silva to approve the minutes of the July 20, 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: Master Plan Review – Housing Chapter

The Board reviewed the most recent draft of the Housing Chapter of the Master Plan, dated April 26, 2016.

T. Moore made a number of suggestions for revisions to the draft:

Section 1 – “Introduction”:

- Delete Objectives 4-7 as either redundant of other objectives listed objective

There was a brief discussion regarding Elderly Housing needs. It was noted that the 55+ development currently under construction (The Reserve at Snow’s Brook) and another approved development (Falls at Gunstock) are not built as affordable 55+ housing. There was discussion regarding how financing of projects, private vs. state/federal, can have an effect on affordability. It was noted that there will be income-qualified 55+ housing once Chandler Place is build. It was suggested that the Board may want to consider changes that would allow for additional affordable elderly housing.

Section 2 – “Existing Conditions”

- No suggestions

Section 3 – “Workforce Housing”

- Making 3.0 follow the template of other chapters in the Master Plan by listing key issues and challenges.
- Section 3.1 would be for a Build Out Analysis

G. Jones noted that he has been speaking with RPC (Rockingham Planning Commission) regarding assistance with updating the Build Out Analysis. He would like to include funding in next year’s budget for that purpose.

- Add Section 3.2 and move “Work Force Housing” to that section
- Add Section 3.3 for concerns with restoring an Elderly Housing Ordinance
- Table 6 (Median Rental & Housing Costs) needs to be update

G. Adams noted that the footnote 8 on Median Costs should be relocated to the table’s title as it applies to the entire table, not just the Median Costs column.

There was discussion on reviewing the Town’s Workforce Housing figures to make sure that we still fall within the State’s acceptable criteria (NHRSA 674:58-61) to not have a specific workforce ordinance.

- Section 3.1 “Regional Housing Needs Assessment” be moved to Section 2 as Section 2.6
- Section 4 – “Recommendations” - change the phrase “on a yearly basis” to “on even numbered years.” for the Board’s timeframe for reviewing this chapter. Action may or may not be needed or taken but the suggestion is for review every other year
- Add a Section 5 – “Implementation” with a review task worksheet to check. The review checklist can then be attached to the Master Plan schedule for an historical record.

Agenda Item 4: Communications:

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

- Safe Routes to School (SRTS) – still working out reviews of State’s cultural and historical requirements.

There was a brief discussion of the location of a sidewalk based on the Public Concerns meeting held at the recent Board of Selectmen’s Meeting. G. Jones offered to take all suggestions back to the engineers for review.

- Renewable Energy Committee – Next meeting will be on August 17. Normandeau Associates will be present to discussion permitting of a solar field on the town’s capped landfill
- 93 Plaistow Road (Carbone) was continued to August 17. It was noted that no update have been received
- CIP – Still working with Department Heads on their needs. Looking for the first meeting to be the week of August 15

- TAC - G. Jones will be attending and information session for upcoming grant funding. The grant being sought will dovetail with the SRTS project to hopefully extend sidewalks to the railroad tracks. Plans are still very conceptual at this time
- MS4 – Still pursuing efforts to form a regional storm water task force for costs savings and expand outreach and education

D. Voss noted two (2) commercial notices of violation that the Department of Building Safety is pursuing.

Agenda Item 6: Other Business:

There was a brief discussion of citizen traffic concerns on Walton Road and possible remedies.

There were no additional matters before the Board and the meeting was adjourned at 7:20 PM.

Respectfully Submitted,

Dee Voss
Recording Secretary