



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

**PLANNING BOARD MINUTES**  
**September 07, 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, *Excused*  
Laurie Milette  
Steve Ranlett, *Selectman Ex-Officio, Excused*  
Geoffrey Adams, *Alternate*

Also present: Greg Jones, *Town Planner* and P. Michael Dorman, *Chief Building Official (arrived 6:42 p.m.)*

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

**Agenda Item 2: Minutes of August 17, 2016 Meeting**

★G. Silva moved, second by L. Milette to approve the minutes of the August 17, 2016. There was no discussion on the motion. The vote was 4-0-0 U/A

**Agenda Item 3: PB16-09: A Public Hearing for a Lot Line Adjustment which proposes to transfer 0.25 acres of land from 43 Forrest Street (Tax Map 48, Lot 39) to 47 Forrest Street (Tax Map 48, Lot 37). The application has been submitted by James & Lisa Goulet, and Michael & Tiffany Cook, and the project site is located in the Low Density Residential District (LDR).**

Charlie Zilch, SEC Associates, was present for the application. He noted that following information for the Board:

**Lot 48-37:**

- The property is owned by James and Lisa Goulet
- The property is 0.42 acres with 66' frontage on Forrest St
- The structure is a single-family dwelling
- It is serviced by its own septic and well

**Lot 48-39**

- The property is owned by Michael and Tiffany Cool
- The property is 5.07 acres with 55' of frontage on Forrest St
- The structure is a single-family dwelling
- It is serviced by its own well and septic

**Overall:**

- Both properties are located in the LDR
- The plan seeks to convey 0.25 acres from the Cooks to the Goulets to allow for more area to replace a recently failed leach field
- There are no waivers needed
- There are no variance relief needed
- Final monuments still need to be placed (condition)
- The septic will be pipe and stone

- The septic plan will still need to be submitted to NHDES (New Hampshire Department of Environmental Services) for approval
- Once approved, the new septic will have to be installed within 90 days

T. Moore asked the Board if they had any questions, there were none. He asked if there were any abutters with questions or concerns. One person in the gallery (Eric Bell) stated that his question had been answered in the presentation. There were no other questions.

*★G. Silva moved, second by L. Milette to accept the lot line adjustment plan between 43 and 47 Forrest as complete. There was no discussion on the motion. The vote was 4-0-0 U/A.*

*★G. Silva moved, second by L. Milette to approve the lot line adjustment plan between 43 and 47 Forrest St with the following conditions:*

- *Setting of all monumentation*

*There was no discussion on the motion. The vote was 4-0-0 U/A.*

## **Agenda Item 5 – Other Business:**

### **Skip's Garage**

M. Dorman offered that he had spoken with C. Zilch regarding some changes to the site at 157 Plaistow Rd, Skip's Garage. The changes they are seeking to make will require relief from the Zoning Board of Adjustment (ZBA). M. Dorman showed the approved plan for the site and indicated three (3) areas where they were looking to make improvements. All three (3) will have setback issues. M. Dorman explained that he was going to deny building permit application for these additions and send the applicant to the ZBA instead of making him go through a Planning Board denial process, which would take more time.

## **Agenda Item 4 – Plaistow Master Plan – Updated Housing Chapter**

T. Moore noted that what he hoped was the final draft of the Housing Chapter was in review.

There was a discussion about how the median housing cost was derived and where it was footnoted in the document.

T. Moore offered that the next step was to advertise for a Public Hearing so the Board can vote whether or not to adopt the document.

There was discussion regarding the criteria for workforce housing. It was also noted that a Build-Out Analysis still has to be completed and then would be added as an appendix.

G. Jones went over the schedule for the next Planning Board meeting on September 21.

- Continued Public Hearing for 93 Plaistow Rd (Carbone)
- Public Hearing on six-lot subdivision on Forrest St
- Public Hearing on lot consolidation and site plan amendment for Diesel World

There was discussion regarding when to set the time for the Public Hearing for the Housing Chapter. G. Jones will schedule it for a Public Hearing at the earliest date that he can post a legal notice.

## **Agenda Item 5 – Other Business**

G. Jones noted a draft of the Planning Board's denial and support letter for Steve Lewis' request to offset Recreational Impact Fees. Per the Impact Fee Ordinance, that request had to be denied and Mr. Lewis will be seeking variance relief from the ZBA.

D. Voss noted the upcoming ZBA Agenda with two matters that will be coming to the Planning Board if approved.

T. Moore offered that the Capital Improvement Program (CIP) Committee was close to a final product which would then be emailed out for review.

G. Jones gave updates on the following projects:

- Renewable Energy Committee – working with Normandeau on the viability of a solar field on the town's capped landfill
- TAP Grant application has been filed (\$970,000 with \$100,000 town match)
- MS4 – Dry weather culvert inspection will begin soon
- Methuen Construction – 17,000 sq ft land swap
- Safe Routes To Schools – feasibility study
- Public Water Sampling Outreach Event – tentatively being scheduled as a 2-day event in November
- Traffic counts on Shady Lane and Walton Road have begun. The data will be processed and become part of the Public Hearing process on possible road closure

There were no additional matters before the Board and the meeting was adjourned at 7:07 pm.

Respectfully Submitted,

Dee Voss  
Recording Secretary