



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

**PLANNING BOARD MINUTES
September 21, 2016**

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

ROLL CALL: Tim Moore, *Chair*,
Gennifer Silva, *Vice Chair*, arrived 6:32 p.m.
Charlie Lanza,
Laurie Milette
Steve Ranlett, *Selectman Ex-Officio*
Geoffrey Adams, *Alternate*

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

★G. Adams was appointed as a voting member until the arrival of Gennifer Silva at 6:32 p.m.

Agenda Item 2: Minutes of September 07, 2016 Meeting

★S. Ranlett moved, second by G. Adams to approve the minutes of the September 07, 2016. There was no discussion on the motion. The vote was 3-0-2 (Lanza and Ranlett abstaining).

Agenda Item 3: PB16-10: A Public Hearing for a Lot Line Adjustment and Subdivision Plan application which proposes to subdivide tax parcel Map 48, Lot 33 into 6 single family residential building lots serviced by a 1,100', 50' wide Right of Way commencing at Forrest Street and terminating at a cul-de-sac.

Charlie Zilch, SEC Associates and Jim Hanley, Civil Design Consultants were present for the application.

C. Zilch noted that following information for the Board:

- There are 3 parcels involved with this plan. They are owned by Marion Saracusa, David Hoyt and Ashley Hoyt

49 Forrest St – Marion Saracusa

- Tax Map 48, Lot 33
- The parcel is 19 acres with 69 feet of frontage on Forrest St
- There is a single-family dwelling currently located on the property
- The access is over the property at Tax Map 48, Lot 32-3 (A. Hoyt)
- The parcel is almost entirely upland soils, but it is a little wet in the lower southeast corner
- The slopes on the parcel are relatively mild

55 Forrest St – Ashley Hoyt

- Tax Map 48, Lot 32-2
- The parcel is 2.56 acres with 150 ft of frontage on Forrest St
- The dwelling is located to the rear of the property

63 Forrest St – David Hoyt

- Tax May 48, Lot 32
- The parcel is 15.3 acres with 480 ft of frontage on Forest St
- The dwelling and additional structures are centrally located on the property
- All properties are serviced by individual septic systems and wells
- All properties are located in the LDR (Low Density Residential) District

C. Zilch went through the plan set with the Board discussing existing conditions, the proposed lot line adjustment between the Ashley Hoyt and David Hoyt properties. He noted that a portion of Ashley Hoyt's land would be used to create the 50' wide public right-of-way which would access the new subdivision, but would leave Ms. Hoyt with a substandard lot. That was the purpose of the lot line adjustment between David Hoyt and Ashley Hoyt to restore the minimum lot sizing.

C. Zilch noted there was a previous subdivision plan developed by Ron Pica that tried to use existing frontage which presented slope problems and would have required substantial excavation, creating other problems with drainage onto Forrest Street as well as site distance issues to the east on Forrest Street. This proposed plan has adequate site distance to both the east and the west.

J. Hanley explained the drainage systems for the Board noted two retention areas and sheet flows. He outlined where there are minor concerns about slopes and what will be done to mitigate. He noted that the Alteration of Terrain (AoT) permit application has been prepared for filing within the next two weeks.

C. Zilch offered that following information regarding the Subdivision Plan:

- There will be six (6) single-family lots, five (5) new building lots and a lot for the existing dwelling
- All new lots will be serviced by individual wells and septic systems
- All test pits have been completed
- All houses are expected to be clustered to the road and not built into the steeper slopes
- A large amount of natural tree buffer will be maintained
- Three (3) state permits are required:
 - o Alteration of Terrain
 - o State Subdivision Approval
 - o Dredge and Fill Permit
- The Conservation Commission has been consulted on the project as well as the State Wetlands Bureau and there are no issues with either
- No variances are needed
- They will be requesting two (2) waivers
- The cul-de-sac is proposed to be 1,100 feet in length

T. Moore asked if there were any questions from the Board. There were none.

T. Moore asked if there were any abutters with questions or concerns:

Robert Notemy, 43 Forrest St, expressed concerns about drainage and where the water would run.

C. Zilch explained there are retention areas for storm water collection and snow melt. He added that they are designed for high storm event and will collect the water where it will be slowly filtered back into the ground.

R. Notemy asked how close to the property line would the trees be cut.

C. Zilch responded that some of the cutting will be close but once the retention area is installed it will be allowed to go back to natural vegetation. He added that there wouldn't be water in it all the time as it was meant to return the water to the ground.

R. Notemy asked where the house would be located on a specific lot.

C. Zilch replied that the actual house locations were not staked out as yet, but he assumed they would be closer to the new road to shorten the driveways and avoid any slopes.

R. Notemy asked if the road was going to be 50 feet wide.

C. Zilch noted that was the required width of the right-of way total, but the pavement would only be 22 feet wide. He added that the goal was to keep as much as the natural buffer as possible to keep with the intent of the LDR district.

Lisa Fronc, 52 Forrest St, expressed concerns about the time table for building the houses and the heavy equipment that will be involved.

C. Zilch noted that the approval process takes several months so it may be November-December before the final approvals are done, there are then weather considerations that could affect the timeline to begin building. He added the construction is pretty straight forward as there is not a lot of infrastructure, which will all be bonded, and inspected. He noted that dust, noise and construction times are well monitored and the build should be fairly quick once it gets started.

There was discussion regarding who would be doing the building. It was noted that it was not yet known if the subdivision would be sold as a whole; houses built as they are sold or if the owner would self-build the houses and then sell them.

J. Hanley noted that the Town and the State make sure that they provide the basins to retain any water runoff. He added they are not allowed to increase the amount of water that currently flows off the property now. He explained that the Town has their own engineer to review their drainage plans to ensure that they are correct. The plans are also reviewed by the State specifically to make sure they are not increasing the drainage.

Cindy Hendy, 51 Forrest Street, expressed additional concerns about water, noting that her property already received much of the run off. She explained the current water flow and problems with the existing culverts.

J. Hanley noted that the retention areas will grab most of the runoff and storm flow. He explained where additional storm culverts were located on Forrest St and that they discharge back into the existing wetlands. He added that this new plan may help alleviate some current storm flow problems.

C. Hendy asked if the new wells would have any effect on existing wells.

C. Zilch replied that was always a concern. He explained that all wells are drilled to different levels depending on where water is found. He added that he's never seen a new subdivision drain an existing well on another parcel.

C. Hendy asked what the recourse would be if it did happen.

C. Zilch explained that he didn't think there was any potential for that to happen. He noted that there would be five (5) new wells located on about 20 acres of land. He said that wells are usually rated at 600 gpd (gallons per day) but if they were metered most come in closer to 300 gpd. He added that there is no testing required prior to drilling wells in a development of this size.

Cathy MacDonald, 53 Forrest St, expressed concerns about her privacy is the buffer is removed. She questioned how close to her property would the new road be.

C. Zilch noted that the new road would be come in over the currently shared driveway between A. Hoyt and M. Saracusa and cut around into the Saracusa property.

C. MacDonald expressed concern about the safety of the retention pond area.

C. Zilch explained that most of the time it wouldn't even have water in it and when it did it would be low in depth.

There were no additional abutter questions.

C. Zilch noted that he had just received the comments from CLD and that they were voluminous. He requested that rather than go through them at this meeting he would like to try and address as many as possible with G. Jones and M. Dorman and update the plans accordingly. C. Zilch noted that he didn't see any problems with the big items like drainage. He added that anything that couldn't be resolved he would bring back to the Board for discussion.

There were no additional questions or concerns.

★S. Ranlett moved, second by C. Lanza accept the lot line adjustment and 6-lot subdivision plan for 49 Forrest St as complete. The vote was 5-0-0 U/A.

T. Moore explained that this starts the 65-day clock for all revisions to be completed, CLD comments to be addressed and permits to be obtained. At a future meeting the Planning Board will review all updates and decide whether or not to approve, conditionally or otherwise, the plan. He added that C. Zilch could work with staff to resolve any of the CLD comments. He added that this public hearing was continued to October 19, 2016.

There was a brief discussion as to whether or not lot line adjustment plans should be submitted separately from a subdivision plan. It was noted that the applicants would incur additional costs if they were, but it was clearly the intent of the plan. It was decided that they would be handled on a case-by-case basis.

Agenda Item 4: PB16-11: A Public Hearing for a Site & Consolidation plan application proposing to raze an existing structure and associated infrastructure located on tax parcel Map 27, Lot 30, and replace with 11,050 s.f. of paved parking area for 33 display space with access from an existing auto dealership. The proposal also calls for the consolidation of tax parcels Map 27, Lot 30 and Map 27, Lot 29.

Charlie Zilch, SEC Associates and Jim Hanley, Civil Design Consultants were present for the application.

C. Zilch noted that following information regarding the application:

- This parcel is located next to Diesel World Truck Sales
- The structure is currently a residential rental duplex
- The dwelling is serviced by onsite well and septic
- The plan will be to raze the structure, the well and the septic to make room for additional display parking for the dealership
- The lot will be consolidated with 87 Plaistow Rd (Tax Map 27, Lot 29)
- The proposal is for 11,000 sq ft of additional parking
- There is a proposed shared driveway with the parcel to the south (Chart and Windows Within)
- The lot will be built up level to the current dealer site

- There will be an infiltration system for surface run off, curbing will be provided to direct flow to a catch basin in the southwest corner
- There will be an oil/water separator system where water will flow into subsurface chambers to be filtered and infiltrated back into the ground
- The parcel is 5 acres in size and is mostly wet
- The only buildable portion is where the current structure sits
- The wetlands on the property support Little River
- They have been working with the Conservation Commission on the protection of the wetlands
- The proposed pavement will be within the 50 and 75 foot no structure wetlands buffer, but not within the 25 foot no disturb wetlands buffer.
- A variance has been granted for the wetlands buffer intrusion
- The proposed parking is for display only
- There will be a one-way access to the parking through the current dealership site.

C. Lanza asked why there wouldn't be two-way traffic

C. Zilch explained that it made more sense to have the one-way traffic and if they wanted to go back to the dealership to purchase a vehicle they would go out to Route 125 and re-enter the site through the existing driveway access. The one-way parking allowed for more display space for a site that is pretty much maxed out.

G. Silva asked about the buffering.

C. Zilch offered that the current lawn space for the duplex goes right up to the wetlands and there is very little buffer. He noted that with this plan there will now be a minimum of a 25 foot buffer to the wetlands and it would be allowed to re-vegetate to provide even more buffering. He added that there would also be a retaining wall to the rear of the lot for additional protection.

J. Hanley noted that they also had the challenge of the NHDOT (New Hampshire Department of Transportation) headwall which comes 30 feet off the roadway, leaving them only 12 feet for the access. He added that once the Route 125 median was in place the traffic flow should flow well to exit and re-enter the site.

There was a discussion about the infiltration drainage system.

C. Silva asked how many additional vehicles there would be. It was noted that there are 33 spaces on the plan.

C. Zilch noted that the lots will be consolidated and there are 100 spaces on the existing site.

C. Zilch offered that they need State permits, but they didn't think there would be any issued with those. He added that they are seeking waivers on lighting and landscaping. He noted that as with the Forrest St plan he had just received the CLD comments and would like the opportunity to review them with staff and come back to the Board with any issues.

C. Lanza asked if the existing well would be decommissioned. It was confirmed that it would be.

T. Moore asked if there were any additional questions from the Board, there were none. He asked if any abutters had questions or concerns.

Kimberly Raymond, 7 Lynwood St, Apt 1, asked if this plan was compliant with the 1,000 foot rule (separation between motor dealerships). It was noted that this was an existing motor vehicle dealership.

G. Silva expressed concern that there was inadequate protection to the wetlands.

G. Jones noted that the wetlands buffer was being increased from where it currently is and there would be treatment of any water flow before it reached the wetlands.

C. Zilch added that there would also be a reduction in the nitrate loading with the removal of the septic system that is currently located close to the wetlands.

K. Raymond asked what the initial issue with the wetlands was.

C. Zilch explained that there were setback issues. He explained the 50 and 75 foot no structure wetlands setback as well as the 25 foot no disturb wetlands setback. He reiterated that he has been working with the Conservation Commission, noting there had been site walks and design changes to insure that there will be no further impact to the wetlands.

D. Voss noted that the Zoning Board of Adjustment had granted the wetlands variance with the condition that there be no new driveway to Route 125 directly from the new parking lot.

There were no additional questions or concerns.

★S. Ranlett moved, second by C. Lanza accept the lot consolidation and site plan amendment for 85 and 87 Plaistow Rd as complete. The vote was 4-0-1 (Silva abstaining).

T. Moore noted that this public hearing was continued to October 19, 2016.

Agenda Item 5: PB16-03: A Continued Public Hearing for a Minor Site Plan Application 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.

At the request of the applicant this matter was continued to October 19, 2016 meeting.

Agenda Item 6: PB16-07: A Continued Public Hearing for a proposed Minor Site Plan application submitted to seek approval for a proposed site plan amendment to a commercial site located at 239 Main Street, Plaistow, NH 03865, Tax Map 31, Lot 18.

At the request of the applicant this matter was continued to October 19, 2016 meeting.

Agenda Item 7: Request for Construction Bond reduction – TEATAD, LLC- Eugenia Ln (26 Smith Corner Rd, Plaistow, NH 03865) 4 lot subdivision.

G. Jones noted there was some confusion with the numbers on this request and he needed some additional time to get them right and bring the request to the Board.

Other Business

D. Voss noted the legal notice for the Zoning Board of Adjustment. There is an application for 157 Plaistow Rd on that agenda.

T. Moore noted that the October 5, 2016 Planning Board meeting would be the Public Hearing on the Housing Chapter of the Master Plan.

G. Jones noted receiving two (2) scopes of work for updating the Water Resources chapter. He also updated the Board on the Safe Routes to Schools project as well as the TAP Grant application.

T. Moore asked the Board to send any suggestions members might have for zoning changes as the dates for considering making changes were creeping up.

G. Jones offered that the CIP (Capital Improvement Program) would be ready for formal review at the October 5 meeting.

S. Ranlett suggested that the Board review the one-ton truck limitation for residential parcels.

G. Jones noted that he will be attending the Board of Selectmen meeting on the next Monday to present the draft Planning Department budget.

There was no further business before the Board and the meeting was adjourned at 7:45 p.m.

Respectfully Submitted,

Dee Voss
Recording Secretary