



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

PLANNING BOARD MINUTES

November 16, 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* and P. Michael Dorman, *Chief Building Official*

Agenda Item 2: Minutes of November 02, 2016 Meeting

★S. Ranlett moved, second by G. Silva to approve the minutes of the November 02, 2016. There was no discussion on the motion. The vote was 3-0-2 (Silva and Lanza abstaining).

**Agenda Item 3: Plaistow Water Resources Master Plan Update – Consultant Presentations
Rockingham Regional Planning Commission (RPC) – Glenn Greenwood
Resilience Planning & Design, LLC - Steve Whitman**

Glenn Greenwood, Rockingham Planning Commission (RPC) gave a presentation of the scope of work that RPC could provide to assist with the Water Resources Chapter of the MasterPlan. He noted that they prefer to work with a small steering committee from the Town. He noted the resources that are available through RPC. There were questions asked about tying in MS4 requirements with the Water Resources chapter. G. Greenwood noted that their proposal was for a standard water resources chapter and there could be a section that addresses MS4 and stormwater. There were questions about developing a water plan. That was noted to not be included in the proposal, but groundwork for such a plan would be in the Water Resources Chapter.

Agenda Item 4: PB16-10: A Continued 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 and Associates and James Hanley, Civil Design Consulting, were present for the application.

C. Zilch reminded that Board of the history and the scope of the project. He noted that there had been a different subdivision plan drawn up some fifteen (15) years ago with considerably more impact to the property. He noted that this proposed plan provides a better drainage plan and leaves more of the natural buffer in place.

C. Zilch responded to concerns expressed by abutters at a previous meeting.

- The soils are well suited for septic as the perk at a slower rate
- The property is not located in the Aquifer Protection District, the closest point is ¼ mile away

- Water for drinking comes from fractures in the ledge and is available at all sorts of depths
- The request is for five (5) new single-family residential lots on nineteen (19) acres making the average lot size three (3) acres. The lots are all mostly upland soils
- They have designed a drainage system that will capture all the drainage to infiltration basins where it is treated before it is infiltrated back to the wetlands
- They have answered all the comments in the CLD review
- The Alteration of Terrain (AoT) permit application has been submitted to NHDES (New Hampshire Department of Environmental Services)
- They will be going back to Conservation Commission (ConCom) based on the revisions made to address abutter concerns
- Where they have to cut to install the drainage they will be adding buffering
- There are three (3) state permits pending
 - o State Subdivision approval
 - o Dredge and Fill permit
 - o AoT

J. Hanley noted that he has reached out to NHDES and was advised that the process has been taking 60-90 days and they are about 30 days in.

T. Moore asked if the Board had any questions, there were none.

T. Moore asked if any abutters had any questions, comments or concerns.

Robert Noltemy, 53 Forrest Street, asked about the location of the retention pond in proximity to his property.

C. Zilch noted that they are allowed to cut right to the property line, but have agreed to put in plantings to re-establish the buffer once the retention ponds have been built.

R. Noltemy asked how they determined that there was no aquifer.

C. Zilch explained that they use the HISS (High Intensity Soil Study) mapping, which are recognized as the standard by both the Town of Plaistow and the State.

William Hendy, 51 Forrest St, noted that there was a fifty (50) foot buffer being discussed now, but asked what would be the protections for the future.

C. Zilch explained that it was part of the site plan which makes it enforceable for the future.

Stephen Boudreau, 56 Forrest St, reminded the Board that a letter had been submitted by the abutters at a previous meeting. He noted that there were nine (9) recommendations in that letter and he expressed concern that they were not being addressed. He expressed particular concerns about water and aquifer mapping.

There was a discussion about the road width. M. Dorman noted that it would be a twenty-two (22) foot roadway, common for this type of subdivision, which meant less impervious area. There will be no sidewalks as there are only five (5) houses.

There was discussion about the aquifer and the wetlands. T. Moore noted that the aquifer is determined by the geology and the soil types. C. Zilch explained the different types of soils that made up the subject parcel. It was noted that they were not denying that there are wetlands associated with the project. All drainage is being addressed within the State's guidelines and has been reviewed by CLD.

S. Boudreau noted that currently any run off is natural water, he questioned what happens when there is winter salt and sand in the runoff.

G. Jones noted that it would fall into the federal MS4 stormwater management program through the EPA and those regulations would have to be complied with.

There were no additional comments from abutters.

C. Zilch noted that they were requesting two (2) waivers.

Waiver - §235-32C – Street Design Standards

It was noted that the waiver would limit the paved area and allow preservation of more of the natural buffer.

C. Lanza asked if fire trucks and school buses would still be able to make all turns.

G. Jones noted that the Highway Department had not yet weighed in on the waiver request.

★G. Silva moved, second by L. Milette to grant the request to waive §235-32C for the reason submitted in the request letter and conditioned on a favorable review by the Highway Supervisor. There was no discussion on the motion. The vote was 5-0-0 U/A.

Waiver - §230-24.A – Fire Protection Cistern

It was noted that all the new residential dwelling would have sprinkler systems thus negating the need for a cistern. It was noted that there was a letter from the Fire Chief affirming that in lieu of a cistern that each structure be sprinkled.

★G. Silva moved, second by C. Lanza to grant the request to waive §230-24.A for the reason submitted in the request letter. There was no discussion on the motion. The vote was 5-0-0 U/A.

There was discussion of outstanding permits.

T. Moore suggested that the Planning Board addressing the concerns in the letters submitted by the abutters be part of the conditions of approval.

★G. Silva moved, second by C. Lanza to approve the 6-lot subdivision plan for Forrest Street with the following conditions:

- **Receipt of the three (3) outstanding State permits**
 - o **Subdivision Approval**
 - o **AoT**
 - o **Dredge and Fill**
- **Planning Board writes a letter to address the concerns expressed in the two (2) letters submitted by the abutters**
- **Favorable response from the Highway Supervisor regarding the waiver request**

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

T. Moore noted for the record that the following Impact Fees would be associated with the project:

- \$2,916.00/dwelling unit for School Impact Fees
- \$1,478.00/dwelling unit for Public Safety Impact Fees
- \$469.54/bedroom for Recreation Impact Fee
- \$5.00/linear foot for Roadway Impact Fee

Agenda Item 5: PB16-12: A Public Hearing for a Lot Line Adjustment application which proposes to convey a portion of existing lot Map 42, Lot 29 (0.23 acres) to existing lot Map 42, Lot 32. The application has been submitted by Mr. William L. Joray and Mr. Nathan Cannata. The project is located within the Medium Density Residential (MDR) Zoning District.

Charlie Zilch, SEC and Associates, was present for the application.

C. Zilch noted that following about the proposed lot line adjustment:

- Property #1 is 6 Maple Ave (Tax Map 42, Lot 29), 3.11 acres, with 52 feet of frontage on Witch Lane
- There is a four- unit apartment building on site
- The property is serviced by its own on site well and septic
- Property #2 is 13 Witch Lane (Tax Map 42, Lot 32), .92 acres, with 200.5 feet of frontage on Witch Lane
- There is a single-family dwelling on the property
- The property is serviced by its own on site well and septic
- Both properties are located in the MDR District
- The proposal will transfer are portion of the Joray parcel , which includes the 52 feet of frontage on Witch Lane, to the Cannata parcel to allow for a residential garage
- The transfer would leave the Joray parcel at 155,700 square feet, which is below the minimum requirement of 160,000 square feet, therefore a variance application was made and approved
- The transfer is about 200' X50' of land

T. Moore asked if the Board had any questions. There were none. T. Moore asked if there were any abutters with any questions or concerns. There were none.

★C. Lanza moved, second by G. Silva to accept the Lot Line Adjustment Plan between 6 Maple Av and 13 Witch Lane as complete. There was no discussion on the motion. The vote was 5-0-0 U/A.

★S. Ranlett moved, second by C. Lanza to approve the Lot Line Adjustment Plan between 6 Maple Av and 13 Witch Lane.

C. Lanza asked if new deeds would be drawn and recorded to reflect the transfer.

C. Zilch replied that they would also be setting new monumentation to reflect the property transfer.

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

Agenda Item 6: PB16-13: A Public Hearing for an application for a Minor Site Plan which would allow for seasonal sales of Christmas Trees at the exiting swimming pool and supply business located at 26B Main St, Map 32, Lot 12. The application has been submitted by Mr. David O'Keefe and Mr. Patrick O'Keefe. The project is located in the Commercial II (CII) Zoning District

Charlie Zilch, SEC and Associates, was present for the application.

C. Zilch noted that following about the application:

- The property is located at 26B Main St and is the current location for E-Z Test Pools
- They did a trial run of selling Christmas Trees last year and would not like to have it included in their site plan

- There is a fenced in areas on the easterly side of the building for the display of trees
- The minor site plan does not supersede any notes on the exiting approved site plan
- There are no waivers are being requested

★S. Ranlett moved, second by C. Lanza to accept the Minor Site Plan to sell Christmas Trees at 26B 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 Minor Site Plan to sell Christmas Trees at 26B Main St. There was no discussion on the motion. The vote was 5-0-0 U/A.

Agenda Item 7: Request for Construction Bond Reduction – TEATAD, LLC – Eugenia Lane (26 Smith Corner Rd) – 4-Lot Subdivision

M. Dorman explained the original value of the Eugenia Lane subdivision site work was \$165,534.22 and a bond was established in the amount of \$82,767.11 (50%). The regulations require that 10% of the original site work estimate be retained as a performance bond for the new road. It was noted that the current amount of the bond being held was less than that amount so monies will be released.

Other Business/Updates

M. Dorman noted the following:

- NTB, 11 Plaistow Rd, has received their foundation permit
- The Safety Complex project is progressing
- TD Bank, Aldi and WalMart are all doing renovations

G. Jones noted that there should be a decision on the TAP grant application by the end of the year.

There was no additional business before the Board and the meeting was adjourned at 7:42 p.m.

Respectfully Submitted,

Dee Voss
Recording Secretary