



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

PLANNING BOARD MINUTES
February 15, 2017

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

ROLL CALL: Tim Moore, *Chair*
Gennifer Silva, *Vice Chair, excused*
Charlie Lanza
Laurie Milette
Steve Ranlett, *Selectman Ex-Officio, excused*
Geoffrey Adams, *Alternate*

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

★G. Adams was appointed as a voting member replacing G. Silva.

Agenda Item 2: Minutes of January 18, 2017 Meeting

★C. Lanza moved, second by G. Adams to approve the minutes of the January 18, 2017. There was no discussion on the motion. The vote was 3-0-1 (Milette abstaining)

Agenda Item 3: PB17-01: A Public Hearing for a Minor Site Plan application submitted by the owner of record, DAP Realty, LLC., to seek approval for the expansion of an existing concrete display area used for the sale of hot-tubs and patio furniture. This 1.4 acre site is located at 26B Main Street (Map 37, Lot 12), Plaistow NH, 03865, within the CII Zoning District

Brian Haynes, SEC & Associates was present for the application. He noted that following information regarding the application:

- The property is located at 26B Main St, Tax Map 37, Lot 12 in the Commercial II (CII) District
- The property is the location of EZ Test Pools, owned by DAP Realty (David and Patrick O'Keefe).
- They had most recently been before the Board to get approval for the sales of Christmas trees
- The intent of this amendment is to expand a concrete display area for hot tub and patio merchandise
- There will be no change to the drainage
- The area will have a fence and gate
- Parking will be re-striped to maintain the proper number of spaces
- There will be no increase in traffic or employees
- All notes from the previous plan have been transferred to the new plan
- There are no waiver requests
- There are no variance requests

C. Lanza questioned a label noting a "fence."

B. Haynes noted that he thought it was supposed to be "pool fence."

G. Adams questioned the note "12" reveal."

B. Haynes informed that was a step.

G. Jones noted that the checklist was complete.

M. Dorman added that there were no issues with the Zoning Ordinance, no coverage issues.

T. Moore asked if the Board had any additional questions; there were none. He asked if there was anyone in the audience that wish to question or comment. There was no one.

★C. Lanza moved, second by L. Milette to accept the minor site plan for 26B Main St, Tax Map 37, Lot 12 as complete. There was no discussion on the motion. The vote was 4-0-0 U/A.

★C. Lanza moved, second by G. Adams to approve the minor site plan for 26B Main St, Tax Map 37, Lot 12 as complete. There was no discussion on the motion. The vote was 4-0-0 U/A.

Agenda Item 4: PB17-02 - A Public Hearing for a Minor Site Plan application submitted by the owner of record, Austin Realty Trust., to seek approval for the establishment of a proposed office within an existing building located at 155 Main street (Map 42, Lot 36), Plaistow NH, 03865, within the Village Center Zoning District.

Tim Lavelle, Lavelle Associates, and Bill Bartlett, Austin Realty Trust, were present for the application.

T. Lavelle noted that following regarding the application:

- The property is located at 155 Main St, Tax Map 42, Lot 36 and is commonly known as "The Depot"
- The building is currently being remodeled for office space
- The building is 892 sq ft and has always been located right on the property line
- There is a deck on the building, on the side of the railroad right-of-way
- There is parking for four (4) regular and one (1) handicap-access parking space
- Page 2 of the plan shows overhead power lines
- There is a New Hampshire Department of Environment Services (NHDES) approved septic design
- Snow storage will be in the front of the building as there is not much property located behind the building
- Existing entrances will be used, with a handicap-access ramp at the back entrance
- The deck that is on the building is under a building overhang
- Because of the small lot size the applicant does have a number of waiver requests for this plan

G. Jones noted that the applicant will need to apply for a variance for the lot coverage. It was noted that the maximum allowable lot coverage is 30% and this plan is at 39%. He suggested that the applicant obtain his variance before the Board looks at the waiver requests.

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C. Lanza suggested that if there were waiver requests that were going to be of concern they should be brought up now.

G. Jones noted they were items like separate lighting and landscaping plans. Those features will be included on the main plan sheet.

T. Lavelle added that there wasn't a lot of places to put landscaping due to the size of the lot.

M. Dorman offered that the site is small and there will be issues with what can be done, but the request for the waivers still needed to be considered.

T. Moore added that these kinds of waivers have been granted before, they are just shown on other areas of the plan.

B. Bartlett explained that he has been speaking with the northern abutter (Dr. Holiman) about the property between them and how it can be made to look nice for both properties. He added that tree selection will be limited to smaller ornamentals because of the overhead powerlines.

T. Lavelle added that anything that would grow to interfere with the powerlines would just be lopped off by the electric provider anyway.

T. Moore stated that it did make sense to hold off on the waivers until the applicant has been to the Zoning Board of Adjustment (ZBA).

T. Moore asked if there were any additional questions or comments. He requested a motion to deny the plan for not meeting lot coverage requirements.

★C. Lanza moved, second by L. Milette to deny the application for 155 Main St, Map 42, Lot 36, for exceeding the allowable lot coverage maximum requirements. There was no discussion on the motion. The vote was 4-0-0 U/A.

Other Business and Updates

G. Jones gave the following updates:

- Steve Lewis (Chandler Place) has requested to reschedule his discussion about Certificated of Occupancy (CO) to the Board's next meeting (March 1, 2017). It was noted that funding for the second building was dependent on occupancy of the first building

M. Dorman read a letter noting that they would be requesting temporary COs until the weather allows them to do final paving and landscaping. He added that he would make sure that Steve Reichert (CLD Engineering) was satisfied that the drainage was working properly and that the site is safe to be occupied.

T. Moore noted that he wasn't philosophically opposed to issuing temporary COs in this case.

- 16 Danville Road was approved for a change of use from a daycare to retail and now would like to convert back to a day care.

M. Dorman noted that nothing was changed about the site when it went to the retail use. He added that the property owner's daughter is certified for child care and wants to open at this location.

There was discussion of the best way to create a paper trail for the rescinding of the site plan for the retail use. G. Jones will contact Rockingham County Registry of Deeds (RCRD) for guidance.

- Safe Routes to Schools – Additional funding is available as some projects have dropped out. Round two of the updates are in process and include the letter from the historical office with regards to the kiosk
- Westville Road Bridge – Work progresses

C. Lanza asked if anything was happening with the Jay Davey property (71 Plaistow Road).

M. Dorman noted that he was aware that cars are being parked there despite there being no occupants of the building. He added that he has spoken with Mr. Davey and written letters. He also noted that the next decision was whether or not to take Mr. Davey to court.

- Water Resources Chapter – Meeting with the contractor on February 20.
- Recreation Impact Fee Update – First invoice has been received from Bruce Mayberry

M. Dorman noted that he has had discussion with the owner of a charter bus company who is interested in the property abutting Tractor Supply to the south. He is looking at putting in a 20,000 office building/repair facility and cover for the buses on the back of the property and a small retail/restaurant building at the front of the property. There will be approximately thirty (30) buses based at this location. M. Dorman also noted that he has spoken to the potential property owner regarding an access service road that would possibly connect to the Market Basket property as the new signal intersection on Route 125. He added that there was also the potential to connect to provide a back door to the Timberlane Regional High School.

- REDC/2017 CEDS Grant – Discussions with Methuen Construction regarding the potential for an extension from their property to Route 125. The proposed layout includes manufacturing and medical facilities. This is a 50/50 match grant and the Town would be looking to Methuen Construction to absorb the Town's matching costs. It will be discussed at the February 27, 2017 Board of Selectmen's meeting.

T. Moore noted that this application would just to be placed on the priority list.

G. Jones added that it would not be committing the Town to any expenses at this time.

- RPC Dues – 2017 dues are \$7,602.00

T. Moore noted that unfortunately the Town did not receive the TAP grant.

There was no additional business before the Board and the meeting was adjourned at 7:05 p.m.

Respectfully Submitted,

Dee Voss
Recording Secretary