



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

**PLANNING BOARD MINUTES**  
**December 20, 2017**

**Call to Order:** 6:30 p.m.

**ROLL CALL:** Tim Moore, *Chair*  
Gennifer Silva, *Vice Chair*  
Laurie Milette  
Lisa Lambert  
Steve Ranlett, *Selectman Ex-Officio*  
Geoffrey Adams, *Alternate*  
Chantel Boudreau, *Alternate*

Also present was: Dee Voss, *Planning Coordinator*

**Minutes:**

**S. Ranlett motioned to approve the minutes of November 29, 2017, second by G. Silva. Vote was 5-0-0 U/A.**

**Public Hearings:**

T. Moore informs the board there are four (4) application hearings but two (2) have requested a continuance. D. Voss informed the board they have copy of the request for continuance letters in their folders.

**PB 17-17: An application from Russell Libby for a Conditional Use Permit (omitted from first notice) and Site Plan for a mixed-use development to include several spec retail buildings (10,350sf & 7,150sf) and a 20,000sf garage/office use. The property is location at 88 Plaistow Rd, Tax Map 27, Lot 21 in the C1 District. MBT Holding, LLC is the property owner of record.**

A letter of request for continuance was received from Michael A. Malynowski of Allen & Major Associates on behalf of A&M for the following Public Hearing:

T. Moore stated that the Public Hearing is continued to January 17, 2018. There was no discussion by the board.

**PB 17-19: An application from SEC Realty Trust, LLC for an amendment to the condominium site plan that would convert an approved business use to two (2) residential condominiums. The property is located at 138 Newton Rd, Unit 33, Tax Map 70, Lot 2133 in the ICR District. The applicant is the property owner of record.**

A letter of request for continuance was received from SEC and Associates, Inc. on behalf of SEC Realty Trust, LLC for the following Public Hearing:

T. Moore stated that the Public Hearing is continued to January 17, 2018. There was no discussion by the board.

**PB 17-18: An application from D&P Realty Trust, David O'Keefe, Trustee for a Site Plan to change a residential use to commercial use to include office space and repair service space. The property is location at 26 Main St, Tax Map 37, Lot 11 in the C2 District. The applicant is the property owner of record.**

Charlie Zilch, SEC and Associates, and David O'Keefe, property owner, were present for the application.

D. Voss informs the board a copy of the checklist review from the Panning Department with C. Zilch's comments are in their folders.

C. Zilch discusses with the board:

- This business is known as EZ Pool Supply.
- There will be a repair service for robotic swimming pool cleaners.
- There will be office space.
- There will be a minimum amount of deliveries to the business.
- The driveway and parking is shared with abutting property.
- There will be minor exterior changes with some additional paving and buffers.

The board questions the traffic around 26 Main St. and if the business would produce more traffic than usual. D. O'Keefe, Trustee of 26 Main St., speaks about the traffic concerns the board has. D. O'Keefe explains there is already delivery trucks in and out of the property and there should not be any more than usual.

D. Voss relays to the board there are copies of request of waiver letter submitted by C. Zilch in their folders.

The following waivers are requested and voted on by the board:

Request to waive Site plan regulations **Article I section 230-14.1.AA & Article I section 230-11** requiring that a proposed storm water drainage/control system be provided.

**S. Ranlett motions to grant waiver, second by G. Silva.**

**There was no discussion by the board. Vote was 5-0-0 U/A.**

Request to waive Site plan regulation **Article I section 230-14.1.CC** requiring that all existing septic systems and wells within 100 feet of the property be shown on the site plan.

**S. Ranlett motions to grant waiver, second by G. Silva.**

**There was no discussion by the board. Vote was 5-0-0 U/A.**

Request to waiver Site plan regulation **Article I section 230-14.1.F** requiring that an escrow account be established.

D. Voss suggests a small bond be established.

**S. Ranlett motions to grant waiver, second by G. Silva.**

**There was no discussion by the board. Vote was 5-0-0 U/A.**

Request to waiver Site plan regulations **Article I section 230-14.1.FF & Article I section 230-13** requiring that standing, loading and unloading areas be provided for the commercial use.

**S. Ranlett motions to grant waiver, second by G. Silva.**

**There was no discussion by the board. Vote was 5-0-0 U/A.**

Request to waiver Site plan regulations **Article I, Section 230-14.1 HH**, requiring a landscaping plan & **Article III section 230-23 A**, requiring a 10 feet side and rear line and a 12 feet front line landscaped buffer.

**S. Ranlett motions to grant waiver, second by G. Silva.**

**There was no discussion by the board. Vote was 5-0-0 U/A.**

Request to waiver Site plan regulation **Article I section 230-14.1.II** requiring a lighting plan to be provided.

**S. Ranlett motions to grant waiver, second by G. Silva.**

**There was no discussion by the board. Vote was 5-0-0 U/A.**

Request to waiver Site plan regulation **Article I section 230-14.1.Z** requiring topography and/or contours be provided and **Article I section 230-14.1.AA** requiring existing and proposed grades.

**S. Ranlett motions to grant waiver, second by G. Silva.**

**There was no discussion by the board. Vote was 5-0-0 U/A.**

C. Zilch informs the board there is an application for septic system approval as well as an application to the state for a driveway permit. He was confident that both would have no problem being approved. Pending approval, the board votes for conditional approval.

**S. Ranlett motions, second by G. Silva to approve the site plan for 26 Main St with the following conditions:**

- **Receipt of NHDES Septic Plan approval**
- **Receipt of NHDOT Driveway Permit approval**

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

**PB 17-20: An application from LaPlume NH Nominee Trust, Ronald & Susan LaPlume, Trustees for a lot line adjustment and lot consolidation. The proposed plan would transfer various portions of parcels owned by the Town of Plaistow to parcels owned by the LaPlume NH Nominee Trust. The parcels involved are Tax Map 69, Lot 51, Tax Map 70, Lots 26 & 25 and Tax Map 70, Lot 3. The applicant and the Town of Plaistow are the property owners of record.**

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

C. Zilch explained that the application is to adjust lot lines to consolidate property purchased from the Town of Plaistow with property owned by the applicant. He noted the location of each parcel and where the new property boundaries will be. He also noted a fifteen (15) foot wide easement given to the Town along the Plaistow/Haverhill (Massachusetts) border. The easement was requested by the Conservation Commission.

**S. Ranlett motions, second by G. Silva, to accept the application for the lot line adjustment and consolidation as noted in the legal notice as complete.**

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

**S. Ranlett motions, second by G. Silva, to approve the lot line adjustment and consolidation as noted in the legal notice.**

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

**Communications and Updates:**

D. Voss informs the board that in their folders are copies of the warrant articles being posted for January 3, 2018 Public Hearing. She also informs the board the public hearing notice will posted and if they have any questions to please contact her.

**Other Business:**

There were no additional matters before the Board and the meeting was adjourned at 7:00 PM.

Respectfully Submitted

Joyce C. Ingerson  
Recording Secretary