



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

**PLANNING BOARD MINUTES  
June 20, 2018**

**Call to Order:** The meeting was called to order at 6:33 PM

**ROLL CALL:** Tim Moore, *Chair*  
Lisa Lambert, *Vice Chair*  
Laurie Milette  
James Peck  
Steve Ranlett, *Selectman's Rep, excused*  
Geoffrey Adams, *Alternate, absent*  
Julian Kiszka, *Alternate Selectmen's Rep*

Also present: Dee Voss, *Planning Coordinator*

**Agenda Item 2: Minutes of June 6, 2018 Planning Board Meeting**

**★J. Peck moved, second by L. Milette, to approve the minutes of the June 6, 2018 meeting.**

It was noted there was an edit instruction that needed to be deleted and the "S" was missing on the word "Space" in the "Open Space and Conservation" title during the discussion of the revised Master Plan Chapters.

***There was no further discussion on the motion. The vote was 4-0-1 (J. Kiszka abstained).***

**Agenda Item 3: Public Hearings**

***Continued from June 06, 2018***

**Amendment to the Plaistow Site Plan Regulations (Chapter 230) Article III, Landscaping §230-23.B General landscape provisions.**

John McArdle, Fire Chief was in attendance for the discussion.

There was discussion about Chief McArdle's request for commercial properties be prohibited from using flammable materials, such as bark mulch, for landscape applications due to concerns with nuisance fires caused by heat of decomposition or cigarettes being thrown on the ground. There were a number of nuisance fires reported this year since mid-April. Examples discussed:

- Santander Bank (58 Plaistow Rd)
- Rockingham Church (90 Newton Rd.)

J. McArdle also expressed concern that some of these nuisance fires were stressing resources when there are concurrent calls for service.

Chief McArdle recommended and encouraged the Board to adopt a policy and provide guidance to developers to choose alternatives to bark mulch in commercial applications. He stated that he would be willing to consider supporting specific waivers on a case-by-case basis and would take into consideration previous history of mulch responses, location and occupancy classification, and use.

**★T. Moore moved, second by J. Kiszka, to adopt the Amendment to the Plaistow Site Plan Regulations (Chapter 230) Article III, Landscaping §230-23.B General landscape provisions. There was no discussion on the motion. The vote was 5-0-0 U/A.**

**PB 18-09: An application Kevin McCurley for a Special Event. The proposed one-time special event is live animal educational demonstrations in the parking lot area of the Zoo Creatures site at 149 Plaistow Road, Tax Map 30, Lot 70 in the CI district. The applicant is the property owner of record. (Kevin McCurley was in attendance for the discussion)**

Kevin McCurley, property owner, was present for the application.

There was discussion about:

- Open House to create public awareness
- Parking at 149 Plaistow Rd with overflow at Larry's Clam Bar
- A police detail has been hired
- Concerns about making sure that the driveway at 149 Plaistow Rd is not blocked during the event to allow access for fire apparatus to enter, if needed
- The only advertising for the event was on Facebook and word of mouth from store employees and customers
- Foot traffic across Route 125

It was explained to the applicant that the special event permit was good for one (1) year and should Mr. McCurley wish to make this an annual event that he will have amend his site plan to include details about this event.

K. McCurley noted that he was already working with Lavelle Associates on updating the Plan.

**★ J. Kiszka moved, second by J. Peck, to approve the application for the one-time special event permit for Zoo Creatures at 149 Plaistow Road, Tax Map 30, Lot 70 in the CI district. There was no discussion on the motion. The vote was 5-0-0 U/A.**

#### **Agenda Item 4: Update on Community Forum for Master Plan**

There was discussion regarding the additions to Scope of Work for the Plaistow Master for a Public Outreach & Engagement forum. The required budget for these tasks is \$3,215. There was some confusion as the prior scope of work included public outreach. It needs to be clarified whether this proposed scope is an update of the original number or in addition to that number.

There was a consensus to move forward with the New Scope items for Public Outreach & Engagement.

#### **Agenda Item 5: Old Business**

##### **71 Plaistow Rd - ZBA Filing:**

D. Voss noted that Jay Davey, property owner of 71 Plaistow Road had filed an appeal to the Zoning Board of Adjustment (ZBA). A copy of the legal notice was provided in the member folders.

#### **Agenda Item 6: New Business**

##### **Discussion of Summer Meeting Schedule:**

There was discussion that there will not be a Planning Board Meeting July 4, 2018 due to the holiday. The next meeting will be July 18, 2018 at 6:30pm.

*Planning Board Minutes  
June 20, 2018*

There will be no Planning Board meeting August 1, 2018 unless specific items come up and it is determined that a meeting is needed.

**Agenda Item 7: Communications, Updates, & Other Business**

There was a discussion regarding the proposed contract with Bruce C. Mayberry of BCM Planning, LLC. to revise the School and Public Safety Impact Fees. The scope of work covers updates to both Impact Fees and is not to exceed \$7,500.

***★ J. Peck moved, second by L. Milette, to approve the contract with Bruce Mayberry to revise the School and Public Safety Impact Fees. There was no discussion on the motion. The vote was 5-0-0 U/A.***

There was discussion regarding Safe Route to School. Plans are online. D. Voss will be the contact person for public questions. Substantial completion is scheduled for August 29, with final completion within fifteen (15) days. School will start August 30, 2018.

There was no additional business before the Board and the meeting was adjourned at 7:40 p.m.

**Respectfully Submitted,**

**Samantha D. Cote**  
**Recording Secretary**