



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

**PLANNING BOARD MINUTES  
August 15, 2018**

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

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

Also present: Dee Voss, *Planning Coordinator* and P. Michael Dorman, *Chief Building Official*

**Agenda Item 2: Review of Minutes of July 18, 2018 Planning Board Meeting**

**★L. Milette moved, second by G. Adams, to approve the minutes of the July 18, 2018 meeting. There was no discussion on the motion. The vote was 4-0-0 U/A.**

**Agenda Item 3: Public Hearings**

**PB 18-13: An application from Emanuel Engineering, Inc, for an amendment to the Site Plan to allow for heavy equipment sales, a previously approved and permitted use. The property is located at 123 Newton Road, in the ICR District, Tax Map 70, Lot 22. The property owner of record is SPE II, LLC**

Bruce Scamman, Emanuel Engineering, and Steve Early, property owner, were present for the application.

B. Scamman gave a brief introduction to the fact that he had worked with S. Early and the Planning Board at 121 Newton Rd. 10-12 years ago for the condo development which is located adjacent to the subject property 123 Newton Road. The purpose of them coming back to the Board is to allow for large equipment sales to be reinstated as a site plan use for 123 Newton Rd. In 1984 the site plan was approved for Steve Early's father. However, between then and now large equipment sales as a site plan use has lapsed.

B. Scamman presented an Existing Conditions map and a proposed Amended Site Plan for 121 and 123 Newton Rd. He stated that there are three (3) waiver requests regarding lighting, landscaping, and open space buffering requirements.

D. Voss offered that she has updated the Staff Report to show updates that were made since the first Checklist Review

It was discussed that per the checklist review separate lighting and landscaping plans are not required as the lighting and landscaping shown on the Plan does not overly clutter it. However, there are still three (3) staff suggestions:

1. There must be a note on the Plan that states that “all lighting will be in compliance with Article II, 230-22.”
2. The word “paved” must be added to the area designated as “Construction Materials & Equipment Storage Display Area.”
3. All granted waivers must be noted on the plan

T. Moore asked if there were any abutters present who had questions or concerns.

Margaret Sweeney, 11 Howard Lane, wanted to know if the application would have any impact with Howard Lane.

The Board responded by stating that the application would not impact Howard Lane. It was not clear why any Howard Lane residents were notified as it didn’t appear that they were direct abutters to the subject property.

**★ L. Milette moved, second by G. Adams, to accept the Amended Site Plan for 123 Newton Rd. as complete. There was no discussion on the motion. The vote was 4-0-0 U/A.**

Waiver:

B. Scamman offered the following information in regard to the waiver regarding the Open Space Buffer Requirement:

- There is currently a wooded buffer
- There will be no vehicle display that is visible from the road.
- Note 10 has been added to the Amended Site Plan to state that a vegetative buffer will be installed if a change in ownership occurs for Lot 22 or Lot 23.

**★ L. Milette moved, second by G. Adams, to grant the waiver in regard to 230.23.B Open Space Buffer for the reasons stated in the request. There was no discussion on the motion. The vote was 4-0-0 U/A.**

**★ L. Milette moved, second by G. Adams, to approve the Amended Site Plan for 123 Newton Rd with the following conditions:**

- *Note be added to the Plan “all lighting will be in compliance with Article II, 230-22.”*
- *The word “paved” must be added to the area designated as “Construction Materials & Equipment Storage Display Area.”*
- *All granted waivers must be noted on the plan*

*There was no discussion on the motion. The vote was 4-0-0 U/A.*

**PB 18-14:** An application from S&L Garage Realty, LLC for an amendment to the Site Plan to for an 400SF addition to the southwest corner of an existing building; a new 4800SF building; conversion of one existing building to a storage use; razing of a structure and new associated paving. The property is located at 157 Plaistow Road, tax Map 30, Lot 67 in the C1 District. The applicants are the property owners of record.

A written request for continuance for this matter was received from Charlie Zilch, SEC Associates.

T. Moore stated that PB 18-14: The application from S&L Garage Realty, LLC will be continued to the September 19, 2018 meeting.

#### **Continued from July 18, 2019**

**PB 18-10:** An application from Hoyt Realty Trust, David M. Hoyt Trustee and Henry Torromeo for a Lot Line Adjustment that proposes to transfer 1.88AC from Tax Map 33, Lot 1, owned by KNP Land Associates, LLC to Tax Map 32, Lot 29, owned by the applicants. The application also proposes a 1,510foot extension of Carli’s Way and a 14-lot residential subdivision of Tax Map 32, Lot 29 under the Town’s PRD (Planned Residential Development) Zoning Ordinance. Both properties are located in the Residential Conservation 2 district.

A written request for continuance for this matter was received from Charlie Zilch, SEC Associates.

T. Moore stated that PB 18-10: The continued application from S&L Garage Realty, LLC will be continued to the September 19, 2018 meeting.

It was noted that no additional notice would be given for the continued public hearings.

#### **Agenda Item 4: Master Plan Update - Steve Whitman, Resilience Planning and Design**

Steve Whitman, Resilience Planning and Design, was present for the discussion.

*There was discussion about the upcoming Community Master Plan Forum. S. Whitman explained the format for the event, which will be a short presentation at the top of each hour and multiple stations where people can view maps, get information, and make*

*comment. The Board was provided with draft copies of the survey questions and a sample of the event flyer. It was suggested that the color of the survey link information be brighter and more noticeable.*

D. Voss noted that the flyers will be made available to Boards and Committees, at the library, on a table at the Town Hall, and will be posted on the Town of Plaistow website. There will also be extra copies made available if Board members want to pass them around town.

G. Adams offered that he thought it was a good idea to teach the community what the Master Plan is and to allow for some initial questions during the opening presentation so that the public can hear each other's questions openly, interact, and give feedback rather than just being talked to and told facts.

S. Whitman offered that he and other staff will be available for questions or further explanations. He also stated that he feels that the Board should meet in October to discuss what we learned from the event.

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

##### 71 Plaistow Rd - Update on Enforcement Actions:

D. Voss offered that there were conflicting messages regarding the auction date for this property. One website showed an auction date of today, but that did not happen. Paperwork from the mortgage company lists and auction date of September 12, 2018. It will continue to be monitored.

M. Dorman offered discussion that Jay Davey did not appear at the ZBA hearing and that the only address that was available for him was a P.O. box. All addresses for J. Davey on file are old, nothing current. He noted that Attorney Sumner Kalman, who is advising M. Dorman with his enforcement action, recommends that the Planning Board revoke the Site Plan. The Board will consider that course of action if the auction does not take place on September 12.

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

##### Next Work Session (September 5, 2018 Meeting):

- Road Profiles
- Rules of Procedure

##### Safe Routes to School Update:

D. Voss explained that the crosswalk beacon lights were on backorder. She also noted that there were drainage issues that NHDOT (New Hampshire Department of

Transportation) wanted changed, but the change order has not yet been approved. This is going to push out the timeline for completion.

D. Voss offered that she will e-mail the Rules of Procedure for the Board's review.

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

#### Bradford Christian Academy:

M. Dorman offered that the Bradford Christian Academy is looking at the Upton property located at 34 Newton Rd as a site for building the new Middle to High School. Zoning was changed to allow schools in the ICR (Integrated Commercial Residential) district. However, there is an issue with the property being located in two (2) zoning districts. It is expected that they will be coming before the Board for review in 4-5 months.

#### Jack's Towing:

M. Dorman offered that an electrical firm is looking into buying the property and doing a new site plan. It is believed that they will need some relief from the Board to make it work.

#### Stateline Haverhill:

M. Dorman offered that the representatives will be coming before the Board within the next month or two (2) to discuss coming across state lines.

#### CIP:

L. Milette asked about CIP being reviewed with the Board.

T. Moore offered that CIP will be reviewed with the board at the September 5, 2018 meeting.

There was no additional business before the Board and the meeting was adjourned at 7:22p.m.

Respectfully Submitted,

Samantha D. Cote  
Recording Secretary