



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

**PLANNING BOARD MINUTES  
November 6, 2019**

*Approved as Amended  
November 20, 2019  
See Page 8*

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

**ROLL CALL:** Tim Moore, *Chair*  
James Peck, *Vice Chair*  
Laurie Milette  
Francine Hart, *Selectman's Rep*  
Geoffrey Adams, *Alternate*

Also present: John Cashell, *Planning Director* and Dee Voss, *Administrative Assistant*

★ ***T. Moore appointed G. Adams as a voting member.***

**Agenda Item 2: Master Plan Update: Steve Whitman, Resilience Planning and Design:**

S. Whitman provided the Board with a review of the updates that have been made to the Master Plan document. He asked the Board as to what process they would like to take to go about adopting the Master Plan.

S. Whitman offered that his goals for the meeting are to:

- Offer a review of the revised Future Land Use Chapter of the Master Plan
- Go over the implementation actions and see if the Board would like the action steps included both within the chapters as well as within the implementation section of the Master Plan document
- To see if the Board wants to include an Acknowledgment section
- To see what process and timeline the Board wants to take to move toward having a public Hearing

J. Peck offered the comment that the pictures shown in the Master Plan are much better than they were before.

It was discussed that D. Voss helped to provide the new pictures of the Town of Plaistow.

It was discussed that the Future Land Use Map is not based upon what is there now, but rather what the Town is looking toward in the future.

S. Whitman provided the Board with a review of the following areas shown on the Future Land Use Map:

**Future Land Use Map: (Page 69-70 of 2019 Plaistow Master Plan):**

- Area 1: Rural Conservation Area:
- Area 2: Industrial Area:
- Area 3: Mixed Use Commercial Areas:
- Area 4: Village Center Area:

J. Peck offered that there are some areas within the Village Center Area where open space could be used to create parks, such as land near the Library and the Historical Society.

- Area 5: Open Space Residential Area:

There was a discussion regarding land available at the (Haverhill) Country Club. What would the Town want it to look like if the property were sold? There would still need to be an open space component. There would have to be a Zoning Ordinance change if the new property owner wanted to pull the property out of current use and subdivide. The Board could direct the owner toward a new Planned Residential Development (PRD) subdivision including open space.

- Area 6: Integrated Commercial Residential Area:

S. Whitman offered that some of the Integrated Commercial Residential district seems to be built for speed and the Town may want to look into some traffic calming options to control traffic speed in those areas. He gave some examples of changes that can be made to slow down traffic.

There were some concerns expressed about changing the structure of this area due to the fact that it is a State road and the goal is not to constrain commercial traffic.

There was a discussion regarding traffic flow over the Plaistow town border and traffic using some routes to avoid travel on Route 125.

J. Peck initiated a discussion regarding the possibility of having an exit off of Route 495 onto Route 108 which would open up Route 108.

G. Adams expressed concern that by doing this, it would have tremendous impact on the wetlands.

There was a discussion that such a change in this area would result in having two (2) intersections very close together.

G. Adams offered the suggestion of having an on ramp only in the area of Newton Rd.

S. Whitman offered that changes in this area may require a small-scale corridor study.

- Area 7: Recreational Residential Area:
- Area 8: Recreation and Open Space Opportunity:
- Area 9: Traditional Residential Development Areas:

S. Whitman asked the Board if they have any suggestions on a better name for Area 9.

S. Whitman asked the Board if they have questions or comments regarding the concept for the Future Land Use Chapter.

There was a discussion as to whether residential should specify whether it is single family, etc.

S. Whitman offered that residential is open to interpretation.

F. Hart offered that the Board needs to make sure not to make unnecessary restrictions.

J. Cashell offered that newer single-family homes have the capacity to add additional dwelling units (ADU) with more ease than older homes.

S. Whitman offered that the action step tables were used to create the Implementation Chapter. He asked the Board if they would like to see the action steps both in the chapters themselves as well as the Implementation Chapter.

The Board members agreed that the action steps only need to be at the end within the Implementation Chapter and not in both places. However, it may be helpful to have footnotes in the chapters directing the readers to the associated action steps.

S. Whitman suggested adding an additional column that allows the Board to track actions that have been accomplished. He said that he can provide a section within the Appendix for tracking.

J. Peck offered that there are ninety-eight (98) action steps, which present a significant challenge and will require the involvement of more people to accomplish. He provided suggestions of the process that has taken place at Library meetings that would help make the process more efficient.

T. Moore offered that on Page 77 of the Action Plan for Community Facilities it is shown that there are to be periodic inspections of a building that are to be logged. Therefore, the action plans are never truly complete and the process is ongoing. He also pointed out that some action steps are committee, board, or department specific.

S. Whitman agreed that the action steps will have many responsible parties involved.

S. Whitman offered that he will:

- Pull the action steps out of the chapters and only include them in the Implementation Chapter
- Ask the Board to help establish target completion dates and assign responsible parties to each section
- Create a template for tracking and notes

There was a discussion that the creation of a Microsoft Excel spreadsheet might be the best method of tracking action steps.

J. Cashell offered that he attended a meeting where a presentation was done showing examples of a couple different types of municipal software. He offered that a well established Master Plan is a necessity for keeping the Town focused and on track.

S. Whitman asked the Board if they had any additional questions.

J. Cashell offered the suggestion of having the Master Plan document reviewed and edited by a professional.

J. Peck offered that there are still some typographical errors within the Vision section.

S. Whitman asked the Board how they would like to prepare for the Public Hearing to present the Master Plan.

T. Moore offered that the Master Plan should be reviewed and edited, as needed, every three (3) years.

It was discussed that if the Board had any additional comments or questions that they should be forwarded to S. Whitman, and Cced to D. Voss by December 4, 2019.

It was discussed that the Public Hearings to review the Zoning Ordinance Amendments will be held December 4, 2019 and December 18, 2019, and the Public Hearing to present the Master

Plan will be held starting on December 18, 2019. The goal is to adopt the Master Plan by January 15, 2019.

S. Whitman asked the Board if they wanted to include an Acknowledgment page within the Master Plan.

The Board agreed that they do want to include an Acknowledgment page within the Master Plan.

S. Whitman offered that he would be available at the Public Hearings for the Master Plan and that the Board can decide if they would like him to do a presentation or just be there to take notes.

There was a discussion that the Master Plan should be made available to the public on the website to create interest prior to the Public Hearings.

D. Voss offered that she can post a draft of the Master Plan to the Town Website and also stream it on the cable feed as well.

**Agenda Item 3a: Minutes of the October 2, 2019 Planning Board Meeting: Public Session:**

**★ J. Peck moved, second by F. Hart, to approve the minutes of the October 2, 2019 Planning Board Meeting: Public Session. There was no discussion on the motion. The vote was 4-0-1 (L. Milette abstaining).**

**Agenda Item 3b: Minutes of the October 2, 2019 Planning Board Meeting: Nonpublic Session:**

**★ F. Hart moved, second by J. Peck, to approve the minutes of the October 2, 2019 Planning Board Meeting: Nonpublic Session. There was no discussion on the motion. The vote was 4-0-1 (L. Milette abstaining).**

**Agenda Item 3c: Minutes of the October 16, 2019 Planning Board Meeting:**

**★ J. Peck moved, second by G. Adams, to approve the minutes of the October 16, 2019 Planning Board Meeting. There was no discussion on the motion. The vote was 4-0-1 (F. Hart abstaining).**

**Agenda Item 4: Discussion of Proposed Zoning Amendments:**

T. Moore reviewed the following Proposed Zoning Amendments:

**Proposed before edits:**

**Article Z-20-1.** Are you in favor of Amendment #1 as proposed by the Plaistow Planning Board to the Plaistow Zoning Ordinance, Article II, Definitions, as follows?

Modify §220-2 Definitions

From: B. RETAIL BUSINESS — A business enterprise where goods and/or services are sold directly to the ultimate consumer.

To: B. RETAIL BUSINESS – A business enterprise where goods and/or services are sold and/or rented directly to the ultimate consumer

Amendment #1 is recommended by the Planning Board by a X-X-X vote

**Proposed after edits:**

**Article Z-20-1.** Are you in favor of Amendment #1 as proposed by the Plaistow Planning Board to the Plaistow Zoning Ordinance, Article II, Definitions, as follows?

Modify §220-2 Definitions

From: B. RETAIL BUSINESS — A business enterprise where goods and/or services are sold directly to the ultimate consumer.

To: B. RETAIL BUSINESS – A business enterprise where goods and/or services are sold or rented directly to the ultimate consumer

Amendment #1 is recommended by the Planning Board by a X-X-X vote

**★ F. Hart moved, second by L. Milette, to post Article Z-20-1 for Public Hearing. There was no discussion on the motion. The vote was 5-0-0 U/A.**

**Proposed before edits:**

**Article Z-20-2.** Are you in favor of Amendment #2 as proposed by the Plaistow Planning Board to the Plaistow Zoning Ordinance, Article II, Definitions, as follows?

Add §220-2 Definitions

G. TRADE BUSINESS - A business enterprise which holds the necessary state and local licenses to provide trade services directly to the ultimate consumer. Such examples would be electricians, plumbers, HVAC contractors, and the like. This does not include businesses that would require outdoor storage or stockpiling of materials such as landscaping or building/construction contractors.

Amendment #2 is recommended by the Planning Board by a X-X-X vote

**Proposed after edits:**

**Article Z-20-2.** Are you in favor of Amendment #2 as proposed by the Plaistow Planning Board to the Plaistow Zoning Ordinance, Article II, Definitions, as follows?

Add §220-2 Definitions

G. TRADE BUSINESS - A business enterprise which holds the necessary state and local licenses to provide trade services directly to the ultimate consumer. Such examples would be electricians, plumbers, and HVAC contractors. This does not include businesses such as landscaping or construction contractors that typically call for outdoor storage of materials.

Amendment #2 is recommended by the Planning Board by a X-X-X vote

**★ F. Hart moved, second by J. Peck, to post Article Z-20-2 for Public Hearing. There was no discussion on the motion. The vote was 5-0-0 U/A.**

**Proposed before edits:**

**Article Z-20-3.** Are you in favor of Amendment #3 as proposed by the Plaistow Planning Board to the Plaistow Zoning Ordinance, Article II, Definitions, as follows?

Modify §220-2 Definitions

From: CHANGE OF USE - Change of use is marked by an alteration, modification, transformation, or substitution to either structural elements or the type of activity in an existing developed property. In the case of commercial and industrial properties, a new site plan must be reviewed and/or approved before a certificate of occupancy can be issued allowing such change of use to take place and signaling its compliance with all applicable Town requirements.

To: CHANGE OF USE - A change of use occurs when an existing permitted activity (use) in the Commercial (CI, CII), Industrial (INDI, INDII) or Integrated Commercial Residential (ICR) districts is proposed to be changed to another permitted activity (use). Such use shall be determined as permitted by the Zoning Officer. If the Zoning Officer determines that the proposed change of use is greater, or significantly different, than the existing proposed use, the proposed use shall require review/approval of a new/amended site plan by the Planning Board prior to the issuance of any permits.

Amendment #3 is recommended by the Planning Board by a X-X-X vote

**Proposed after edits:**

**Article Z-20-3.** Are you in favor of Amendment #3 as proposed by the Plaistow Planning Board to the Plaistow Zoning Ordinance, Article II, Definitions, as follows?

Modify §220-2 Definitions

From: CHANGE OF USE - Change of use is marked by an alteration, modification, transformation, or substitution to either structural elements or the type of activity in an existing developed property. In the case of commercial and industrial properties, a new site plan must be reviewed and/or approved before a certificate of occupancy can be issued allowing such change of use to take place and signaling its compliance with all applicable Town requirements.

To: CHANGE OF USE - A change of use occurs when an existing permitted activity (use) in the Commercial (CI, CII), Industrial (INDI, INDII) or Integrated Commercial Residential (ICR) districts is proposed to be changed to another permitted activity (use). Such use shall be determined as permitted by the Zoning Officer. If the Zoning Officer determines that the proposed change of use is greater, or significantly different, than the existing proposed use, the proposed use shall require review/approval of a new/amended site plan by the Planning Board prior to the issuance of any permits.

Amendment #3 is recommended by the Planning Board by a X-X-X vote

**★ F. Hart moved, second by G. Adams, to post Article Z-20-3 for Public Hearing. There was no discussion on the motion. The vote was 5-0-0 U/A.**

**Proposed before edits:**

**Article Z-20-4.** Are you in favor of Amendment #4 as proposed by the Plaistow Planning Board to the Plaistow Zoning Ordinance, Article III, General Provisions as follows?

Modify §220.9.1 Location of Residential Driveways

From: All driveways in any residential district must be located within the frontage of the lot and comply with the rear and side setbacks as specified in Table 220-32I.

To: A. All driveways in any residential district must comply with the rear and side setbacks as specified in Table 220-32I.

B. Lots created by subdivision, with frontage on more than one public roadway, may choose either frontage for the location of the driveway, provided that at least one of the frontages meets the minimum requirements of the district, and any new driveway meets all required setbacks from the side and rear property line as specified in Table 220-32I.

Amendment #4 is recommended by the Planning Board by a X-X-X vote

**Proposed after edits:**

**Article Z-20-4.** Are you in favor of Amendment #4 as proposed by the Plaistow Planning Board to the Plaistow Zoning Ordinance, Article III, General Provisions as follows?

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November 6, 2019*

Modify §220.9.1 Location of Residential Driveways

From: All driveways in any residential district must be located within the frontage of the lot and comply with the rear and side setbacks as specified in Table 220-32I.

To: A. All driveways in any residential district must comply with the rear and side setbacks as specified in Table 220-32I.

B. Lots created by subdivision, with frontage on more than one public roadway, may choose either frontage for the location of the driveway, provided that at least one of the frontages meets the minimum requirements of the district, and any new driveway meets all required setbacks from the side and rear property line as specified in Table 220-32I.

Amendment #4 is recommended by the Planning Board by a X-X-X vote

**★ F. Hart moved, second by J. Peck, to post Article Z-20-4 for Public Hearing. There was no discussion on the motion. The vote was 5-0-0 U/A.**

**Proposed before edits:**

**Article Z-20-5.** Are you in favor of Amendment #5 as proposed by the Plaistow Planning Board to the Plaistow Zoning Ordinance, Article V, Establishment of Districts and District Regulations as follows?

Delete “Motels” as a permitted use in all districts.

Amendment #5 is recommended by the Planning Board by a X-X-X vote

**Proposed after edits:**

**Article Z-20-5.** Are you in favor of Amendment #5 as proposed by the Plaistow Planning Board to the Plaistow Zoning Ordinance, Article V, Establishment of Districts and District Regulations as follows?

Delete “Motels” as a permitted use in all districts.

Amendment #5 is recommended by the Planning Board by a X-X-X vote

**★ J. Peck moved, second by L. Milette, to post Article Z-20-5 for Public Hearing. There was no discussion on the motion. The vote was 5-0-0 U/A.**

**Proposed before edits:**

**Article Z-20-6.** Are you in favor of Amendment #6 as proposed by the Plaistow Planning Board to the Plaistow Zoning Ordinance, Article V, Establishment of Districts and District Regulations, as follows?

Adding the use of “Trade Business” as a permitted use in the Commercial (CI, CII), Industrial (INDI, INDII), Village Center (VC) and Integrated Commercial Residential (ICR - Commercial and Combined Commercial/Residential only) districts.

Note: This proposed amendment is void if Z-20-2 does not pass.

Amendment #6 is recommended by the Planning Board by a X-X-X vote

**Proposed after edits:**

**Article Z-20-6.** Are you in favor of Amendment #6 as proposed by the Plaistow Planning Board to the Plaistow Zoning Ordinance, Article V, Establishment of Districts and District Regulations, as follows?

Adding the use of “Trade Business” as a permitted use in the Commercial (CI, CII), Industrial (INDI, INDII), Village Center (VC) and Integrated Commercial Residential (ICR - Commercial and Combined Commercial/Residential only) districts.

Note: This proposed amendment is void if Z-20-2 does not pass.

Amendment #6 is recommended by the Planning Board by a X-X-X vote

**★ F. Hart moved, second by J. Peck, to post Article Z-20-6 for Public Hearing. There was no discussion on the motion. ~~The vote was 5-0-0 U/A.~~ The vote was 3-0-2 (Milette and Adams abstaining)**

**Proposed before edits:**

**Article Z-20-7.** Are you in favor of Amendment #7 as proposed by the Plaistow Planning Board to the Plaistow Zoning Ordinance, Article V, Establishment of Districts and District Regulations, as follows?

Add PERSONAL SERVICES BUSINESS as defined in Article II, as a permitted use in the Commercial II (CII) and Village Center (VC) districts.

Amendment #7 is recommended by the Planning Board by a X-X-X vote

**Proposed after edits:**

**Article Z-20-7.** Are you in favor of Amendment #7 as proposed by the Plaistow Planning Board to the Plaistow Zoning Ordinance, Article V, Establishment of Districts and District Regulations, as follows?

Add PERSONAL SERVICES BUSINESS as defined in Article II, as a permitted use in the Commercial II (CII) and Village Center (VC) districts.

Amendment #7 is recommended by the Planning Board by a X-X-X vote

**★ J. Peck moved, second by F. Hart, to post Article Z-20-7 for Public Hearing. There was no discussion on the motion. The vote was 5-0-0 U/A.**

**Proposed before edits:**

**Article Z-20-8.** Are you in favor of Amendment #8 as proposed by the Plaistow Planning Board to the Plaistow Zoning Ordinance, Article V, Establishment of Districts and District Regulations, as follows?

Modify all references to structures to house any farm animals

From: Structures (including, but not limited to, barns, sheds and stables) used to house any farm animals must be at least 100 feet from all property lines.

To: Structures (including, but not limited to, barns, sheds and stables) used to house any farm animals must be contained within the corral structure. If there is no corral the housing structure must be at least 100 feet from all property lines.

Amendment #8 is recommended by the Planning Board by a X-X-X vote

**Proposed after edits:**

**Article Z-20-8.** Are you in favor of Amendment #8 as proposed by the Plaistow Planning Board to the Plaistow Zoning Ordinance, Article V, Establishment of Districts and District Regulations, as follows?

Modify all references to structures to house any farm animals



From: Structures (including, but not limited to, barns, sheds and stables) used to house any farm animals must be at least 100 feet from all property lines.  
To: Structures including, but not limited to, barns, sheds and stables, used to house any farm animals must be contained within the corral structure. If there is no corral the housing structure must be at least 100 feet from all property lines.

Amendment #8 is recommended by the Planning Board by a X-X-X vote

**★ F. Hart moved, second by G. Adams, to post Article Z-20-8 for Public Hearing. There was no discussion on the motion. The vote was 5-0-0 U/A.**

**Proposed before edits:**

**Article Z-20-9.** Are you in favor of Amendment #9 as proposed by the Plaistow Planning Board to the Plaistow Zoning Ordinance, Article VI. Planned Residential Developed as follows?

1. Fix grammar in last sentence of the first paragraph.  
From: "...natural attributes of areas which sometimes ..."  
To: "... natural attributes of areas that sometimes ..."

2. Delete §220-47 paragraph A. This change will remove the minimum requirement of 10 acres for a PRD.

3. Replace existing paragraph B with the following:

**B. Frontage requirements**

1) 100 feet of frontage shall be required when access/egress to a PRD is provided by a single public or private road with a required 50-foot right-of-way connected to a Class V or better road. A 25-foot wide landscaping/screening perimeter buffer must be adjacent to each side of the right-of-way. Additionally, the perimeter buffer(s) shall be 50 feet deep.  
2) 200 feet of frontage shall be required when two (2) rights-of-way provide access/egress to the PRD. Each right-of-way may provide both access and egress or each right-of-way may be designated for access only or egress only. With this configuration there shall be a 25-foot wide landscaping/screening perimeter buffer shall be provided adjacent to the external lot lines of the PRD and a landscaping/screening perimeter buffer of 50 feet or more shall be provided between the rights-of-way. Additionally, the perimeter buffer(s) shall be 50 feet deep.

4. Add a new section as follows:

§220-47.1 Open space and buffering requirements

A. Move paragraph § 220-48.C to become paragraph § 220-47.1.A

B. A naturally vegetated 50-foot buffer shall be provided along all external property lines except for external lot lines for rights-of-way access/egress to the PRD. Such buffers may be used as part of the open space requirement.

5. Modify §220-48.B Specific Design Requirements

From: "The number of dwellings permitted ..."

To: "The number of dwelling units permitted ..."

6. Modify §220-48.B.(1)

From: "... wetlands, Class V and VI soils, and fifteen-percent and ..."

To: "... wetlands, High Intensity Soil Standards (HISS) Class V and VI soils, and fifteen-percent or ..."

7. Modify §220-48.B.(1) Specific Design Requirements

From: "The resulting number shall be multiplied by 90% to obtain the maximum number of dwellings permitted in a PRD."

To: "The resulting number shall determine the maximum number of dwelling units permitted in a PRD."

8. Modify §220-48.D.(2) Specific Design Requirements

From: "A two-hundred-fifty well radius within the parcel shall be limited in development to well construction and an access road to a pump house."

To: "A well radius shall be provided in accordance with the standards and requirements of the New Hampshire Water Supply and Pollution Control Commission."

9. Modify §220-48.E Specific Design Requirements

From: "No building or structure in the PRD shall be located closer than 50 feet to the PRD perimeter in an MDR District and 100 feet in an LDR District (or closer than 100 feet to a Town road network in all districts)."

To: "No building or structure in the PRD shall be located in the 50-foot perimeter buffer."

10. Modify §220-48.G.(1) Specific Design Requirements

From: "No dwellings ..."

To: "No dwelling units ..."

11. Modify §220-48.G.(2) Specific Design Requirements

From: "... 30 feet between the edge of the nearest private right-of-way and/or driveway of any building or structure."

To: "... 30 feet between the edge of any right-of-way and any building or structure."

12. Modify §220-48.H Specific Design Requirements

From: "H. Each dwelling must be served by its own driveway."

To: "H. Driveways

(1). Each single-family dwelling unit must be served by its own driveway.

(2). Each duplex dwelling unit may be served by a common driveway or separate driveways for each dwelling unit.

(3). Each multi-family building must be served by its own unique, single driveway.

Amendment #9 is recommended by the Planning Board by a X-X-X vote

**Proposed after edits:**

**Article Z-20-9.** Are you in favor of Amendment #9 as proposed by the Plaistow Planning Board to the Plaistow Zoning Ordinance, Article VI. Planned Residential Development as follows?

1. Delete §220-47 paragraph A. This change will remove the minimum requirement of 10 acres for a PRD.

2. Replace existing paragraph B with the following:

B. Frontage requirements

1) 100 feet of frontage shall be required when ingress/egress to a PRD is provided by a single public road with a required 50-foot right-of-way connected to any public road, except for a Class VI. A 25-foot wide landscaping/screening perimeter buffer must be adjacent to each side of the right-of-way. Additionally, the perimeter buffer(s) shall be 50 feet deep.

2) 200 feet of frontage shall be required when two (2) rights-of-way provide ingress/egress to the PRD. Each right-of-way may provide both ingress and egress or each right-of-way may be designated for ingress only or egress only. With this configuration there shall be a 25-foot wide landscaping/screening perimeter buffer provided adjacent to the external lot lines of the PRD and a landscaping/screening perimeter buffer of 50 feet or more shall be provided between the rights-of-way. Additionally, the perimeter buffer(s) shall be 50 feet deep.

ADD DIAGRAM

3. Add a new section as follows:

§220-47.1 Open space and buffering requirements

A. Move paragraph § 220-48.C to become paragraph § 220-47.1.A

B. A naturally vegetated 50-foot buffer shall be provided along all external property lines except for external lot lines for rights-of-way ingress/egress to the PRD. Such buffers may be used as part of the open space requirement.

4. Modify §220-48.B Specific Design Requirements

From: "The number of dwellings permitted ..."

To: "The number of dwelling units permitted ..."

5. Modify §220-48.B.(1)

From: "... wetlands, Class V and VI soils, and fifteen-percent and ..."

To: "... wetlands, High Intensity Soil Standards (HISS) Class V and VI soils, and fifteen-percent or ..."

6. Modify §220-48.B.(1) Specific Design Requirements

From: "The resulting number shall be multiplied by 90% to obtain the maximum number of dwellings permitted in a PRD."

To: "The resulting number shall determine the maximum number of dwelling units permitted in a PRD."

7. Modify §220-48.D.(2) Specific Design Requirements

From: "A two-hundred-fifty foot well radius within the parcel shall be limited in development to well construction and an access road to a pump house."

To: "A well radius shall be provided in accordance with the standards and requirements of the New Hampshire Water Supply and Pollution Control Commission."

8. Modify §220-48.E Specific Design Requirements

From: "No building or structure in the PRD shall be located closer than 50 feet to the PRD perimeter in an MDR District and 100 feet in an LDR District (or closer than 100 feet to a Town road network in all districts)."

To: "No building or structure in the PRD shall be located in the 50-foot perimeter buffer."

9. Modify §220-48.G.(1) Specific Design Requirements

From: "No dwellings ..."

To: "No dwelling units ..."

10. Modify §220-48.G.(2) Specific Design Requirements

From: "... 30 feet between the edge of the nearest private right-of-way and/or driveway of any building or structure."

To: "... 30 feet between the edge of any right-of-way and any building or structure."

11. Modify §220-48.H Specific Design Requirements

From: "H. Each dwelling must be served by its own driveway."

To: "H. Driveways

(1). Each single-family dwelling unit must be served by its own driveway.

(2). Each duplex dwelling unit may be served by a common driveway or separate driveways for each dwelling unit.

(3). Each multi-family building must be served by its own unique, single driveway.

Amendment #9 is recommended by the Planning Board by a X-X-X vote

**★ J. Peck moved, second by F. Hart, to post Article Z-20-9 for Public Hearing. There was no discussion on the motion. The vote was 5-0-0 U/A.**

**Proposed before edits:**

**Article Z-20-10.** Are you in favor of Amendment #10 as proposed by the Plaistow Planning Board to the Plaistow Zoning Ordinance, Article VII. Affordable Elderly Housing as follows?

1. Modify §220-53.A(6). Building and Site Design requirements

From: (6) The minimum lot size shall be 160,000 square feet. At least 50% open space must be provided and no more than 30% of this open space can be in a wetlands district or have slopes greater than 15%.

To: (6) The minimum lot size shall be 160,000 square feet. At least 50% open space must be provided and no more than 30% of this open space can be in a wetlands district or have slopes greater than 15%. The 50% open space may not be used towards the density calculations.

2. Modify §220-54. Density.

From: (1) A maximum of six (6) Age-Restricted Affordable Elderly Housing Units (Renter Occupied) may be constructed per 40,000 square feet. Note that soil and slope requirements may increase the 40,000 square feet to a larger area.

To: (1) A maximum of six (6) Age-Restricted Affordable Elderly Housing Units (Renter Occupied) may be constructed per 40,000 square feet of the buildable space as defined by §220-53.A(6) of this article. Note that soil and slope requirements may increase the 40,000 square feet to a larger area.

Amendment #10 is recommended by the Planning Board by a X-X-X vote

**Proposed after edits:**

**Article Z-20-10.** Are you in favor of Amendment #10 as proposed by the Plaistow Planning Board to the Plaistow Zoning Ordinance, Article VII. Affordable Elderly Housing as follows?

1. Modify §220-53.A(6). Building and Site Design requirements

From: (6) The minimum lot size shall be 160,000 square feet. At least 50% open space must be provided and no more than 30% of this open space can be in a wetlands district or have slopes greater than 15%.

To: (6) The minimum lot size shall be 160,000 square feet of which 50%, at minimum, shall comprise open space, having a maximum of 30% in a wetlands district, and having no slope area greater than 25%. Open space cannot be used towards the unit density calculations.

2. Modify §220-54. Density.

From: (1) A maximum of six (6) Age-Restricted Affordable Elderly Housing Units (Renter Occupied) may be constructed per 40,000 square feet. Note that soil and slope requirements may increase the 40,000 square feet to a larger area.

To: (1) A maximum of six (6) Age-Restricted Affordable Elderly Housing Units (Renter Occupied) shall be allowed for every 40,000 square feet of buildable area as defined by §220-53.A(6). Note: soil requirements may increase the 40,000 square feet to a larger area.

Amendment #10 is recommended by the Planning Board by a X-X-X vote

**★ F. Hart moved, second by J. Peck, to post Article Z-20-10 for Public Hearing. There was no discussion on the motion. The vote was 5-0-0 U/A.**

**Proposed before edits:**

**Article Z-20-11.** Are you in favor of Amendment #11 as proposed by the Plaistow Planning Board to the Plaistow Zoning Ordinance, Article X, Home Occupation as follows?

Modify §220-66.B. Permitted Uses

From: B. Artist, craftsman, daycare (caring for not more than six children not living in the home), seamstress, one-chair beauty parlor, teaching not more than four pupils simultaneously in addition to those living in the home, and other similar occupations.

To: B. Artist, craftsman, daycare (caring for not more than six children not living in the home), seamstress, one-chair beauty parlor, teaching not more than ~~six~~ pupils simultaneously in addition to those living in the home, and other similar occupations.

Amendment #11 is recommended by the Planning Board by a X-X-X vote

**Proposed after edits:**

**Article Z-20-11.** Are you in favor of Amendment #11 as proposed by the Plaistow Planning Board to the Plaistow Zoning Ordinance, Article X, Home Occupation as follows?

Modify §220-66.B. Permitted Uses

From: B. Artist, craftsman, daycare (caring for not more than six children not living in the home), seamstress, one-chair beauty parlor, teaching not more than four pupils simultaneously in addition to those living in the home, and other similar occupations.

To: B. Artist, craftsman, daycare (caring for not more than six children not living in the home), seamstress, one-chair beauty parlor, teaching not more than six pupils simultaneously in addition to those living in the home, and other similar occupations.

Amendment #11 is recommended by the Planning Board by a X-X-X vote

★ ***J. Peck moved, second by L. Milette, to post Article Z-20-11 for Public Hearing. There was no discussion on the motion. The vote was 5-0-0 U/A.***

**Proposed before edits:**

**Article Z-20-12.** Are you in favor of Amendment #12 as proposed by the Plaistow Planning Board to the Plaistow Zoning Ordinance, Article XX. Adjustments as follows?

Add §220-137 Board of Adjustment

D. Any variance or special exception that was granted prior to December 31, 2013, that has not been exercised by March 30, 2022, will be considered as abandoned. The abandonment under this ordinance shall not be grounds to deny any new appeal request for the same variance or special exception.

Amendment #12 is recommended by the Planning Board by a X-X-X vote

**Proposed after edits:**

**Article Z-20-12.** Are you in favor of Amendment #12 as proposed by the Plaistow Planning Board to the Plaistow Zoning Ordinance, Article XX. Adjustments as follows?

Add §220-137 Board of Adjustment

D. Variances and special exceptions granted prior to December 31, 2013, but not exercised by March 30, 2022, shall be considered abandoned. Note: abandonment under this ordinance shall not preclude submission of a new application for the same variance or special exception.

Amendment #12 is recommended by the Planning Board by a X-X-X vote

★ ***J. Peck moved, second by G. Adams, to post Article Z-20-12 for Public Hearing. There was no discussion on the motion. The vote was 5-0-0 U/A.***

T. Moore offered that a copy of the Affordable Elderly Housing Ordinance was provided to Ben Frost, New Hampshire Housing Finance Authority, who provided comments. T. Moore offered that he will compile B. Frost's comments and have them available for the Board to review at the next Planning Board Meeting.

T. Moore offers that Article 220-49 needs to be given more thought on where private roads make more sense than private roads.

**Agenda Item 5: Old Business:**

There was no Old Business presented.

**Agenda Item 6: New Business:**

There was no New Business presented.

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

There was no additional business before the Board and the meeting was adjourned at 8:58 p.m.

**Respectfully Submitted,  
Samantha D. Cote  
Recording Secretary**