



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

PLANNING BOARD MINUTES
November 20, 2019

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: Dee Voss, *Administrative Assistant*

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

Agenda Item 2: Minutes of the November 6, 2019 Planning Board Meeting:

There was a discussion that the vote to post Article Z-20-6 for Public Hearing, on Page 8 of the Meeting Minutes needs to be corrected. The vote on the Minutes shows the vote as 5-0-0 U/A. However, the vote needs to be corrected as 3-0-2 (L. Milette and G. Adams abstaining).

★ ***F. Hart moved, second by J. Peck to approve the minutes of the November 6 2019 Planning Board Meeting, as amended. There was no discussion on the motion. The vote was 5-0-0 U/A.***

Agenda Item 3: Discussion of Proposed Zoning Amendments:

T. Moore offered a review of the "Amendment Timeline" on Page 1 of the 2019-2020 Zoning Amendments handout provided to the Board. T. Moore reviewed the following Proposed Zoning Amendments:

Proposed before edits:

Proposed Plaistow Zoning Amendment Z-20-13. Are you in favor of Amendment #13 as proposed by the Plaistow Planning Board to re-zone parcels on Tax Map 24, Lot 42 (1 Main St); Lot 41 (3 Main St); Lot 40 (5 Main St) and Tax Map 37, Lot 65 (7A Main St) from Commercial 1 designation to Commercial 2 designation?



Amendment #13 is recommended by the Planning Board by a X-X-X vote

Note: This is the map that was used for the Warrant Article that re-zoned these parcels from C-2 to C-1 in 2018. I don't think the zoning map has been updated to change the color of these four

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parcels since the 2018 vote. The map is here to show the location of the four lots for discussion purposes. The map appears on the Warrant in black and white.

F. Hart asked if the amendment change would negatively affect any properties.

J. Peck offered that he never thought Commercial-1 Zoning should have been allowed in this area.

It was discussed that goal of the proposed change is to bring things back to normal and to preserve Main St.

T. Moore offered his opinion and an explanation of why he is not ready to make a recommendation on this zoning amendment.

Proposed after edits:

Proposed Plaistow Zoning Amendment Z-20-13. Are you in favor of Amendment #13 as proposed by the Plaistow Planning Board to re-zone parcels on Tax Map 24, Lot 42 (1 Main St); Lot 41 (3 Main St); Lot 40 (5 Main St) and Tax Map 37, Lot 65 (7A Main St) from Commercial 1 designation to Commercial 2 designation?



Amendment #13 is recommended by the Planning Board by a X-X-X vote

***Note:** This is the map that was used for the Warrant Article that re-zoned these parcels from C-2 to C-1 in 2018. I don't think the zoning map has been updated to change the color of these four parcels since the 2018 vote. The map is here to show the location of the four lots for discussion purposes. The map appears on the Warrant in black and white.*

★ L. Milette moved, second by J. Peck, to post Article Z-20-13 for Public Hearing. There was no discussion on the motion. The vote was 4-1-0 (T. Moore opposed).

Proposed before edits:

Proposed Plaistow Zoning Amendment Z-20-14. Are you in favor of Amendment #14 as proposed by the Plaistow Planning Board to the Plaistow Zoning Ordinance, Article III – General Provisions and Article VI - Planned Residential Development as follows?

1. Delete §220-49 from Article VI – Planned Residential Development

2. Add the following new paragraphs to Article III – General Provisions §220-10 Roadway Construction:

§220-10.1 Public Roads

- A. All new roads shall be public roads and constructed as public roads including all residential/commercial/industrial subdivisions, Planned Residential Subdivisions, and Affordable, Elderly Housing subdivisions.
- B. Private roads may be allowed in Affordable, Elderly Housing subdivisions if the proposed road terminates on the Affordable, Elderly Housing lot. Any proposed road in an Affordable, Elderly Housing subdivision that is a through-road, that is both ends of the road connect to existing public rights-of-way, must be a public road.

Amendment #14 is recommended by the Planning Board by a X-X-X vote

D. Voss offered that all new roads will be public roads and that the amendment change will solve some problems, as explained. There is an exception made for roads within an Elderly Housing Complex.

Proposed after edits:

Proposed Plaistow Zoning Amendment Z-20-14. Are you in favor of Amendment #14 as proposed by the Plaistow Planning Board to the Plaistow Zoning Ordinance, Article III – General Provisions and Article VI - Planned Residential Development as follows?

1. Delete §220-49 from Article VI – Planned Residential Development
2. Add the following new paragraphs to Article III – General Provisions §220-10 Roadway Construction:

§220-10.1 Public Roads

- A. All new roads shall be public roads and constructed as public roads including all residential/commercial/industrial subdivisions, Planned Residential Subdivisions, and Affordable, Elderly Housing subdivisions.
- B. Private roads may be allowed in Affordable, Elderly Housing subdivisions if the proposed road terminates on the Affordable, Elderly Housing lot. Any proposed road in an Affordable, Elderly Housing subdivision that is a through-road, that is both ends of the road connect to existing public rights-of-way, must be a public road.

Amendment #14 is recommended by the Planning Board by a X-X-X vote

★ J. Peck moved, second by F. Hart, to post Article Z-20-14 for Public Hearing. There was no discussion on the motion. The vote was 5-0-0 U/A.

Proposed before edits:

Proposed Plaistow Zoning Amendment Z-20-15. Are you in favor of Amendment #15 as proposed by the Plaistow Planning Board to the Plaistow Zoning Ordinance, Article XIV – Impact Fees as follows?

Modify § 220-100.B.(2).B. Imposition of school district impact fee.

From: B. Credits for accessory dwelling units that are created entirely within the square footage of an existing primary residential dwelling unit, shall be 100%, that is, no impact fee will be assessed for this type of dwelling unit.

To: B. School District Impact Fees for accessory dwelling units shall be assessed in accordance with the Plaistow Planning Board Fee Schedule.

And modify Letter D to be Letter C

C. No other credits will be considered.

(3) *Reserved*

Modify § 220-100.C.(2).B. Imposition of recreational facility impact fee.

From: B. Credits for accessory dwelling units that are created entirely within the square footage of an existing primary residential dwelling unit, shall be 100%, that is, no impact fee will be assessed for this type of dwelling unit.

To: B. Recreation Facility Impact Fees for accessory dwelling units shall be assessed in accordance with the Plaistow Planning Board Fee Schedule.

C. No other credits will be given to offset this impact fee.

Amendment #15 is recommended by the Planning Board by a X-X-X vote

T. Moore offered an explanation of what the zoning amendment change accomplishes.

D. Voss offered an explanation of the formula used for assessing Impact Fees.

Proposed after edits:

Proposed Plaistow Zoning Amendment Z-20-15. Are you in favor of Amendment #15 as proposed by the Plaistow Planning Board to the Plaistow Zoning Ordinance, Article XIV – Impact Fees as follows?

Modify § 220-100.B.(2).B. Imposition of school district impact fee.

From: B. Credits for accessory dwelling units that are created entirely within the square footage of an existing primary residential dwelling unit, shall be 100%, that is, no impact fee will be assessed for this type of dwelling unit.

To: B. School District Impact Fees for accessory dwelling units shall be assessed in accordance with the Plaistow Planning Board Fee Schedule.

And modify Letter D to be Letter C

C. No other credits will be considered.

(3) *Reserved*

Modify § 220-100.C.(2).B. Imposition of recreational facility impact fee.

From: B. Credits for accessory dwelling units that are created entirely within the square footage of an existing primary residential dwelling unit, shall be 100%, that is, no impact fee will be assessed for this type of dwelling unit.

To: B. Recreation Facility Impact Fees for accessory dwelling units shall be assessed in accordance with the Plaistow Planning Board Fee Schedule.

C. No other credits will be given to offset this impact fee.

Amendment #15 is recommended by the Planning Board by a X-X-X vote

★ J. Peck moved, second by L. Milette, to post Article Z-20-15 for Public Hearing. There was no discussion on the motion. The vote was 5-0-0 U/A.

Proposed before edits:

Proposed Plaistow Zoning Amendment 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), Industrial (INDI, INDII), 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

T. Moore offered that he can see removing the Village Center, but he is not concerned with Trade Businesses within a Commercial II District.

J. Peck offered that Article Z-20-2 will define what a Trade Business is.

There was a brief discussion regarding home occupations.

Proposed after edits:

Proposed Plaistow Zoning Amendment 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), Industrial (INDI, INDII), 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

★ L. Milette moved, second by J. Peck, to remove Commercial II and the Village Center from Article Z-20-6 and post Article Z-20-6, as Amended, for Public Hearing. There was no discussion on the motion. The vote was 4-1-0 (T. Moore opposed).

Proposed before edits:

Proposed Plaistow Zoning Amendment 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~~

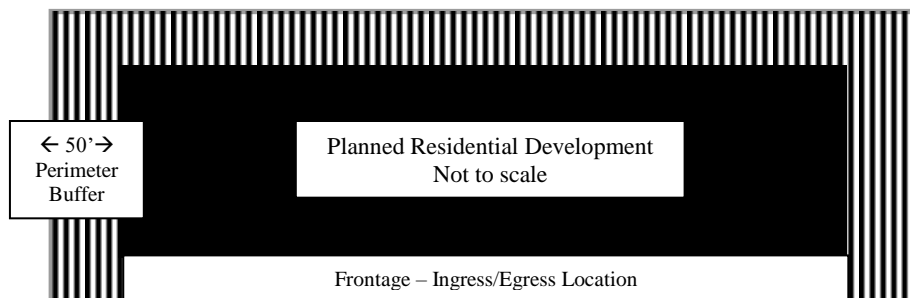
- ~~1) 100 feet of frontage shall be required when ingress/egress to a PRD is provided by a single public road with a required 50 foot right of way connected to any public road, except for a Class VI. A 25 foot wide landscaping/screening perimeter buffer must be adjacent to each side of the right of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

2. Replace existing paragraph B with the following:

B. Frontage requirements

- 1) *Frontage may not be on a Class VI road.*
- 2) *100 feet of frontage shall be required when ingress/egress to a PRD is provided by a single public with a required 50-foot right-of-way connected to a public right-of-way.*
- 3) *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 may provide ingress or egress only. In cases where two (2) rights-of-way are proposed, there must be at least 100 feet of separation between the rights-of-way as measured from the center of each right-of-way. Sight distance requirements may preclude the ability to have more than a single right-of-way.*
- 4) *Ingress/egress rights-of-way shall conform to the diagram shown below in Figure 1.*

Figure 1 – Perimeter buffer



Note: Drawing not to scale. Striped area represents the 50-foot perimeter buffer. Ingress/egress rights-of-way must be located in the white area of the above diagram. All rights-of-way shall be 50 feet wide. Any area of the frontage that is not a right-of-way shall be part of the perimeter buffer.

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

Proposed after edits:

Proposed Plaistow Zoning Amendment 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~~

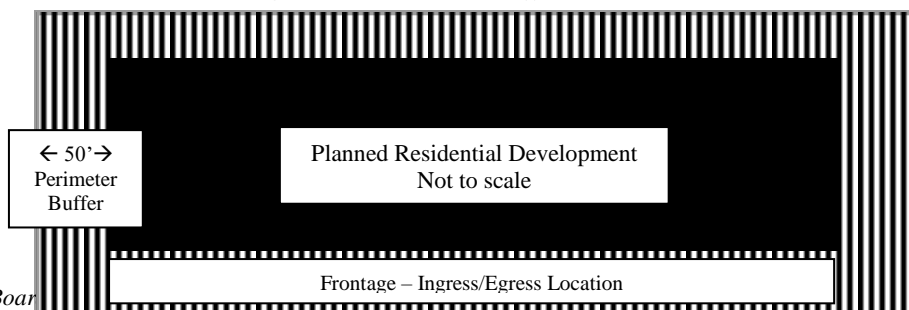
- ~~1) 100 feet of frontage shall be required when ingress/egress to a PRD is provided by a single public road with a required 50 foot right of way connected to any public road, except for a Class VI. A 25 foot wide landscaping/screening perimeter buffer must be adjacent to each side of the right of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

2. Replace existing paragraph B with the following:

B. Frontage requirements

- 1) *Frontage may not be on a Class VI road.*
- 2) *100 feet of frontage shall be required when ingress/egress to a PRD is provided by a single public way with a required 50-foot right-of-way connected to a public right-of-way.*
- 3) *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 may provide ingress or egress only. In cases where two (2) rights-of-way are proposed, there must be at least 100 feet of separation between the rights-of-way as measured from the center of each right-of-way. Sight distance requirements may preclude the ability to have more than a single right-of-way.*
- 4) *Ingress/egress rights-of-way shall conform to the diagram shown below in Figure 1.*

Figure 1 – Perimeter buffer



Note: Drawing not to scale. Striped area represents the 50-foot perimeter buffer. Ingress/egress rights-of-way must be located in the white area of the above diagram. All rights-of-way shall be 50 feet wide. Any area of the frontage that is not a right-of-way shall be part of the perimeter buffer.

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

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

Proposed before edits:

Proposed Plaistow Zoning Amendment 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? This is the proposed Warrant Language. See separate handout for full text of ordinance with specific changes.

1. Modify §220-51. Objectives and purpose by deleting "...in a cluster development and..."
2. Modify §220-51.E by deleting the words "...Section 230..." and "...Section 235..."
3. Modify §220-51.G Objectives and purpose
From: As with all subdivision proposals submitted, all proposals submitted under this section must align roadways so that connection to existing Class V or better roadways can be made.
To: As with all subdivision proposals submitted, all proposals submitted under this section must align roadways so that connections to an existing roadway can be made. Connections shall not be made to Class VI roads.
4. Deleting §220-52 Definitions as redundant
5. Modify §220-53.A(1) Building and Site Design Requirements
From: Site must have 150 feet of frontage on an existing or proposed Class V or better road.
To: Site must have 150 feet of frontage.
6. 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.
7. Modify §220-54. Density.

From: All plans submitted under this ordinance must show calculations for the maximum number of ~~bedrooms~~ permitted on the site by NHDES septic loading criteria. This is to be

used as a theoretical maximum number of bedrooms. Other criteria may significantly lower the number of bedrooms permitted.

To: All plans submitted under this ordinance must show calculations for the maximum number of dwelling units permitted on the site by NHDES septic loading criteria. This is to be used as a theoretical maximum number of bedrooms. Other criteria may significantly lower the number of bedrooms permitted.

8. 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.

9. Modify §220-54.1 Building Cap

From: The Planning Board shall not accept for consideration any proposal that, if approved, would increase the total number of all elderly housing units, existing and proposed, above the number representing ten percent (10%) of the total number of dwelling units within the Town as determined by the Assessor. The Planning Board shall keep a running total of the number of such units. All units constructed under earlier versions of this ordinance shall be counted towards the cap. This calculation is to be made at the end of each calendar year.

To: §220-54. Building Cap

- A. The Planning Board shall not accept for consideration any proposal that, if approved, would increase the total number of all affordable elderly housing units, existing and proposed, above the number representing ten percent (10%) of the total number of dwelling units within the Town as determined by the Assessor. The Planning Board shall keep a running total of the number of such units. All units constructed under any version of a Town of Plaistow affordable elderly housing ordinance shall be counted towards the cap. This calculation is to be made at the end of each calendar year.
- B. Applications received by the Planning Office for consideration under this ordinance will be date and time stamped. The date and time stamp will determine the order of consideration by the Planning Board for application completeness. Once the Planning Board has accepted jurisdiction over a plan, the number of units proposed under that plan will be deducted from the building cap.
- C. If the number of units proposed on a plan submitted under this ordinance would exceed the building cap, should the Planning Board accept jurisdiction of the plan, the developer will be notified of the exceedance prior to consideration by the Planning Board, and asked to lower the number of units to be below the building cap.
- D. If a plan proposed under this ordinance and accepted for jurisdiction by the Planning Board is not approved, the number of units proposed by the failed plan will then be considered as available under the building cap

10. And deleting §220-54.2

11. Modify § 220-55. Certification.

From: The Town of Plaistow shall require an annual certification of each development in the Elderly Housing District to ensure compliance with the age, income and rental provisions of this ordinance.

To: The Town of Plaistow shall require an annual certification of each development in the **Affordable** Elderly Housing District to ensure compliance with the age, income and rental provisions of this ordinance.

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

Proposed after edits:

Proposed Plaistow Zoning Amendment 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? This is the proposed Warrant Language. See separate handout for full text of ordinance with specific changes.

1. Modify §220-51.A. Objectives and purpose by deleting "...in a cluster development and..."
2. Modify §220-51.E by deleting the words "...Section 230..." and "...Section 235..."
3. Modify §220-51.G Objectives and purpose
From: As with all subdivision proposals submitted, all proposals submitted under this section must align roadways so that connection to existing Class V or better roadways can be made.
To: As with all subdivision proposals submitted, all proposals submitted under this section must align roadways so that connections to an existing roadway can be made. Connections shall not be made to Class VI roads.
4. Deleting §220-52 Definitions as redundant
5. Modify §220-53.A(1) Building and Site Design Requirements
From: Site must have 150 feet of frontage on an existing or proposed Class V or better road.
To: Site must have 150 feet of frontage.
6. 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.
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From: All plans submitted under this ordinance must show calculations for the maximum number of ~~bedrooms~~ permitted on the site by NHDES septic loading criteria. This is to be

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To: All plans submitted under this ordinance must show calculations for the maximum number of dwelling units permitted on the site by NHDES septic loading criteria. This is to be used as a theoretical maximum number of bedrooms. Other criteria may significantly lower the number of bedrooms permitted.

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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.

9. Modify §220-54.1 Building Cap

From: The Planning Board shall not accept for consideration any proposal that, if approved, would increase the total number of all elderly housing units, existing and proposed, above the number representing ten percent (10%) of the total number of dwelling units within the Town as determined by the Assessor. The Planning Board shall keep a running total of the number of such units. All units constructed under earlier versions of this ordinance shall be counted towards the cap. This calculation is to be made at the end of each calendar year.

To: §220-54. Building Cap

- A. The Planning Board shall not accept for consideration any proposal that, if approved, would increase the total number of all affordable elderly housing units, existing and proposed, above the number representing ten percent (10%) of the total number of dwelling units within the Town as determined by the Assessor. The Planning Board shall keep a running total of the number of such units. All units constructed under any version of a Town of Plaistow affordable elderly housing ordinance shall be counted towards the cap. This calculation is to be made at the end of each calendar year.
- B. Applications received by the Planning Office for consideration under this ordinance will be date and time stamped. The date and time stamp will determine the order of consideration by the Planning Board for application completeness. Once the Planning Board has accepted the application as complete over a plan, the number of units proposed under that plan will be deducted from the building cap.
- C. If the number of units proposed on a plan submitted under this ordinance would exceed the building cap, should the Planning Board accept the application as complete of the plan, the developer will be notified of the exceedance prior to consideration by the Planning Board, and asked to lower the number of units to at or be below the building cap.
- D. If a plan proposed under this ordinance and accepted for jurisdiction by the Planning Board is not approved, the number of units proposed by the failed plan will then be considered as available under the building cap

10. And deleting §220-54.2

11. Modify § 220-55. Certification.

From: The Town of Plaistow shall require an annual certification of each development in the Elderly Housing District to ensure compliance with the age, income and rental provisions of this ordinance.

To: The Town of Plaistow shall require an annual certification of each development in the *Affordable* Elderly Housing District to ensure compliance with the age, income and rental provisions of this ordinance.

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

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

L. Milette asked what the driving force was for changing Article Z-20-3.

D. Voss offered that John Cashell, Planning Director, brought up the need for the change and provided some examples and the reasoning behind the change.

Agenda Item 4: Old Business:

There was no Old Business presented.

Agenda Item 5: New Business:

Ethan Conley - Request to be appointed to the Planning Board:

D. Voss offered that E. Conley could not make it to the meeting tonight due to a death in the family.

D. Voss offered the Board a review of the options available to E. Conley for becoming a member or an alternate member of the Board.

There was a discussion regarding G. Adams and whether he wishes to stay an alternate member of the Board or whether it is his intention to become an actual active member of the Board. It was noted that there had been discussion and a vote at a previous meeting to appoint G. Adams as a voting member. There was discussion that if G. Adams is to remain designated as a "alternate" versus a "regular" member it would be cleaner for the record that he be appointed as voting at each meeting.

G. Adams indicated that he would prefer to remain as an alternate member with his term ending in 2021, instead of being appointed as a regular member until March 2020.

Bond - 6, 8, & 10 Danville Rd. (Dagle Electrical Contracting:

★ ***F. Hart moved, second by L. Milette, to set the construction bond for 6 Danville Rd at \$24,688.00.***

D. Voss offered that Steve Keach of Keach-Nordstrom Associates has reviewed the Bond Estimate Worksheet (BEW).

Town of Newton, NH - Applications before the Newton Planning Board and Zoning Board of Adjustment:

D. Voss offered a brief review of the application being presented before the Newton NH Planning Board and Zoning Board of Adjustment. It was noted that currently the application is for a lot line adjustment and a subdivision, which has no impact on Plaistow. It was also noted that there is a long-range plan to develop the parcel on the Plaistow border, which is proposed to include two (2) Plaistow properties. D. Voss explained that the developer would have to include the Plaistow Planning and Zoning Boards as part of his development if he intends to include the Plaistow parcels. She offered that a letter has been drafted to be signed by T. Moore on behalf of the Planning Board to be sent to the Newton NH Planning Board to put the town and developer on notice that Plaistow is aware of the plan and will need to be included. It was noted that only the lot line adjustment and subdivision plans are being considered at this time. There may not be a development plan filed right away, but if there is a plan to develop the lot adjacent to Plaistow, the Town of Newton should be declaring the project one of Regional Impact which would automatically give Plaistow abutter status for notification purposes.

There was a brief discussion that some Plaistow residents have contacted D. Voss about the Newton, NH project.

★ **There was a consensus by the Board to send the letter on behalf of the Plaistow Planning Board to the Newton NH Planning Board putting the developer on notice that the applicant will have to come before the Plaistow Planning Board for review of the any application that would include development of land in Plaistow.**

Agenda Item 6: Communications, Updates, & Other Business:

Hooksett NH Telecommunication Notification:

Haverhill MA Notification:

71 Plaistow Rd.:

There was a brief discussion regarding the current status of the property at 71 Plaistow Rd.

ProQuip:

There was a brief discussion regarding the hearing on the merits of the ProQuip project. The final judgement will be sent by the court to Attorney Cleary.

There was no additional business before the Board and the meeting was adjourned at 8:00p.m.

Respectfully Submitted,
Samantha D. Cote
Recording Secretary

*Planning Board Minutes
November 20, 2019*

Properties
to be
moved to
the C2
zoning