



Town of Plaistow, New Hampshire
145 Main Street, Plaistow NH 03865
Phone: (603) 382-8469

PB Minutes 01/06/16

PLANNING BOARD MINUTES January 06, 2016

Call to Order: 6:34 p.m.

ROLL CALL: Tim Moore, *Chair*,
Charlie Lanza, *Vice Chair*
Gennifer Silva, *Excused*
Shem Kellogg, *Excused*
Steve Ranlett, *Selectman Ex-Officio*
Geoffrey Adams, *Alternate*
Laurie Milette, *Alternate*

Also present: Greg Jones, *Town Planner*

G. Adams was appointed as a voting member for G. Silva and L. Milette was appointed as a voting member for S. Kellogg.

Agenda Item 2: Minutes of December 16, 2015 Meeting

S. Ranlett moved, second by C. Lanza, to approve the minutes of the December 16, 2015 meeting. There was no discussion on the motion. The vote was 4-0-1 (Ranlett abstaining).

Agenda Item 3: Review and Public Hearing on Proposed Updates to Zoning Ordinances

T. Moore opened the Public Hearing on proposed zoning amendment changes at 6:36 p.m.

T. Moore noted for the record that there was no one present in the gallery for this Public Hearing.

It was noted that the proposed ordinance changes have been reviewed by the Planning Board at previous meetings.

T. Moore read and the Board considered the following Proposed Zoning Amendments:

Proposed Plaistow Zoning Amendment Z-16-01

Are you in favor of amending the Zoning Ordinance "Article III, General Provisions §220-8.1 Residential Garages" by deleting Section A (structure size restrictions based on lot size) in its entirety:

Lot Size _____ Permitted Square Footage
(square feet)

Up to 40,000 _____ 900

40,001 to 80,000	1,200
80,001 to 120,000	1,500
120,001 to 200,000	1,800

[INTENT: To eliminate the size restriction for a residential garage provided all other applicable zoning, such as setbacks and lot coverage is compliant, or a variance is granted.]

Discussion:

There was no discussion on this proposed amendment.

S. Ranlett moved, second by G. Adams, to post Article Z-16-01 as written to the 2016 Warrant. There was no discussion on the motion. The vote was 5-0-0 U/A.

Proposed Plaistow Zoning Amendment Z-16-02

Are you in favor of amending the Zoning Ordinance “Article IX, Signs, §220-58.1. Residential districts” by adding a new (D) which will read:

“Signs may be erected to designate the name of a residential subdivision. The size of the sign may not exceed eight square feet.”

[INTENT: To allow a sign that will identify a residential subdivision. Such a sign would increase traffic safety by providing advance identification of the subdivision.]

Discussion:

There was a brief discussion about the size of the allowable signage. It was noted that G. Jones and Mike Dorman had sized out the eight (8) square feet and that was their recommendation at the meeting where this proposed language was reviewed. It was decided to leave the size at eight (8) square feet and if necessary make a change as another proposed amendment in the future.

S. Ranlett moved, second by C. Lanza, to post Article Z-16-02 as written to the 2016 Warrant. There was no discussion on the motion. The vote was 5-0-0 U/A.

Proposed Plaistow Zoning Amendment Z-16-03

Are you in favor of amending the Zoning Ordinance “Article V, Establishment of Districts and District Regulations, Table 220-32B. Commercial I, D. Special Exception Criteria for the use “Care and Treatment of Animals” by adding a new (10) which will read:

“Facilities for the care and treatment of animals shall be **a** stand-alone businesses and not located in **a** retail plazas.”

(NOTE: ***bold italics*** is added, ~~**bold strike-through**~~ is deleted after discussion)

[INTENT: To restrict and prevent facilities that house numbers of animals for longer periods of times from being located in retail plazas, particularly where there are, or could be food establishments.]

Discussion:

G. Adams questioned whether if it was the Board’s intentions to not allow facilities that deal with animals in any plaza, even if they are a stand-alone structure.

It was noted that was the intent of the Department of Building Safety when this change was proposed. It was further noted that the proposed change was based on a recommendation from Dennise Horrocks, Plaistow Health Officer. D. Horrocks had expressed her concerns for these facilities in retail plazas where there might be restaurants located.

G. Adams noted that he was not aware of any reports of issues with restaurants where there are animal care facilities. He questioned why the Board would want to create an issue where there doesn't seem to be one.

It was noted that the proposed ordinance was intended to be proactive and prevent such problems.

There was discussion regarding the current location of a dog daycare facility at 134 Newton Rd. It was noted that there is signage warning customers of the presence of the dogs. There was discussion about the reaction of some take-out food customers. It was also noted that there are places where animals are allowed (Petco) that are in plazas with restaurants (Hawaiian Isle/Panera) where there have not been issues. It was offered that these are not facilities where the animals would spend a long period of time and require outside areas for care and exercise.

There was discussion about how to allow facilities that care for animals in plazas as a stand-alone building. It was suggested that there would have to be a minimum separation distance requirement, for that structure, defined in any proposed ordinance amendment. It was noted that there wasn't time for significant changes to this language to be re-posted for public hearing. It was also noted that any applicant who felt had a unique circumstance would always have the option of applying to the Zoning Board of Adjustment (ZBA) for relief. The Board decided to let the language stand as is and if changes needed to be made they could be done by future proposed amendments.

There was minor grammar changes (as noted) made to the proposed language.

S. Ranlett moved, second by C. Lanza, to post Article Z-16-03 as amended (for grammar) to the 2016 Warrant. There was no discussion on the motion. The vote was 4-1-0 (Adams dissenting).

Proposed Plaistow Zoning Amendment Z-16-04

Are you in favor of amending the Zoning Ordinance "Article IX, Signs, §220-61 Prohibited signs. (1) Off-site signs: by adding a new section (b) which will read:

"(b) Exemption: Plaistow Non and Not-for Profit Organizations may obtain a permit for temporary signage to advertise for a membership drive and/or special event with the following conditions:

- (1) Definition: For purposes of this section of the ordinance only, Plaistow Non and Not-for Profit Organization shall be defined as:
 - Churches with a physical location in Plaistow
 - Timberlane Regional School District
 - Civic/Social Organizations/Clubs (i.e. Lions Club, Fish & Game Club, Knights of Columbus, Boy/Girl Scouts and the like) with a recognized chapter in Plaistow
- (2) The event must be sponsored by a Plaistow Non or Not-for Profit Organization as defined above
- (3) The event for which the sign permit is being sought, must be held in Plaistow
- (4) Signs may be put up no earlier than two (2) weeks prior to an event and must be removed within one (1) week after the event.
- (5) A permit from the Department of Building Safety is required
- (6) No more than twenty (20) signs may be erected under this permit
- (7) No more than one (1) permit per event

(8) There is no fee for this permit

(9) This permit is for temporary signage only. All permanent signage must comply with all other sections of Article IX

[INTENT: To allow only Plaistow-based Non and Not-for Profit Organizations to have off-site, temporary signage, to advertise their Plaistow events, without a fee. Currently, only on-site (on the owner's property) signs are permitted under the ordinance.]

. Discussion:

There was no discussion on this proposed amendment.

C. Lanza moved, second by G. Adams, to post Article Z-16-04 as written to the 2016 Warrant. There was no discussion on the motion. The vote was 5-0-0 U/A.

S. Ranlett noted that there had been a Citizen's Petition Warrant Article to recommend a zoning change, but it was not received by the deadline. The Petition would have required that when there is a proposed zoning change that would affect only specific properties (not town-wide) that all affected property owners be notified by certified mail.

It was noted that the Town has notified property owners, as they did when the zoning lines changed to follow property lines in the CI and CII districts. The notification was done by regular mail only.

Agenda Item 4: Communications

G. Jones noted that there were two (2) projects that would be coming in for review at the January 20, 2016 meeting.

- D&P Pools at 9 Garden Rd
- Plaistow Center (Taurus) at 3-9 Plaistow Rd

G. Jones informed that he was sending out the deliverables on the Source Water Protection Plan the next day.

There were no additional matters before the Board and the meeting was adjourned at 7:12 PM.

Respectfully Submitted,

Dee Voss
Recording Secretary