



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

PB Minutes 04/15/15

PLANNING BOARD MINUTES April 15, 2015

Call to Order: 6:34 p.m.

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

Also Present: P. Michael Dorman, *Chief Building Official*

Agenda Item 2: Minutes of April 01, 2015 Planning Board Meeting

S. Ranlett moved, second by C. Lanza, to approve the minutes of the April 01, 2015 meeting. There was no discussion on the motion. The vote was 3-0-0 U/A.

Agenda Item 3: Public Hearings:

Continued from March 18, 2015

PB15-02: An application for a Final Review and Approval of a Plan to Construct an 850 foot roadway and create a 4-lot Residential Subdivision. The property is located at 26 Smith Corner Rd, Tax Map 53, Lot 56, in the Medium Density Residential District. The owners of record are Harry Scott Lane and Susan Lane

Steve Cummings was present for the application. He noted the following for the Board:

- The property is 6.88 acres located at 26 Smith Corner Road in the MDR (Medium Density Residential) District
- There will be a total of four (4) lots created, a lot for the existing dwelling and three (3) new residential lots
- All the houses will be located on the western side of the proposed 850 ft road
- There will be 22 ft of pavement with a 4 ft paved shoulder
- There is an 800 sq ft wetlands crossing for the proposed road
- The Dredge and Fill permit application has been filed with the State
- The application included an expedite letter from the Conservation Commission (ConCom)
- A subdivision application has been filed with the State
- There is a proposed street light opposite each proposed driveway

- Proposed screening is noted on page 6 of the subdivision plan

T. Moore read through the outstanding issues from the CLD engineering review.

- CLD noted a conflict on Plan Sheet 11 which notes “no wetlands disturbance” which clearly contradicts the 800 sq ft of wetlands crossing for the road.

S. Cummings offered that the note will be removed.

- CLD noted a conflict between the request for a CUP (Conditional Use Permit) and the variance suggested in an initial ConCom letter

T. Moore noted that ConCom's initial review did suggest the need for a variance, but subsequent review noted that a CUP would be appropriate, which is the purview of the Planning Board.

There was a discussion regarding the CUP procedure. It was noted that a public hearing was required for a CUP.

M. Dorman noted that there was nothing in the regulations that required a separate public hearing for the CUP.

S. Ranlett added that there was not a separate public hearing for the CUP for Snow's Brook (55+ housing development off of Hillcrest Ave.

It was noted that the work will be bonded prior to construction commencing.

- CLD noted that the applicant does not intend to secure any construction easements from the abutting property owners

S. Cummings explained that all grading is on the western side of the property and they will not need to cross any abutting properties. He offered to install a construction fence along the property line to insure that there are no accidental crossings.

S. Ranlett asked if the stone wall would be disturbed.

S. Cummings replied that they would not be disturbing the stone wall as they would be 2-3 feet off the property line.

- CLD noted that applicant had added a four (4) foot paved shoulder instead of a sidewalk

C. Lanza recalled that Mark Fougere had brought up the point about traffic calming and allowing for less pavement, which is less maintenance as well.

After discussion it was decided that a paved two (2) foot, instead of four (4) foot paved shoulder would be more than adequate. It was suggested that since there wasn't going to be a four (4) foot paved shoulder that the road could be shifted a little further from the Kristie Lane abutters. This would also mean that there would be more room for tree plantings to provide additional screening for the abutters.

- CLD noted that the existing well is to remain and suggested a well agreement

S. Cummings noted that the well has been in its current location without issue and if there were to be any problems they would have shown by now.

T. Moore offered that he thought it would be fine as is.

- CLD made an additional comment regarding the CUP and Dredge and Fill Permit, which were addressed earlier
- CLD suggested that a note be added to the plan to address the deed restrictions regarding the Bio-retention Area and Rain Garden Detail

S. Cummings agreed to add a note to the plan regarding the deed restrictions.

- CLD commented that the applicant noted in a letter that “Plans as required will be done by a NHPE” and suggested a note be added to the plan

S. Cummings agreed to add the note.

- CLD noted that there was additional silt soxx added to the plan, but they were unable to locate where the additional erosion controls were added.

S. Cummings noted the locations to be around all rain gardens and detention areas.

- CLD again suggested a need for construction easements, which were address in earlier comments
- CLD commented that there was no mention for monumentation

M. Dorman offered that it was customary to place granite markers for monuments.

S. Cummings said there was a note regarding monumentation and he would make it clearer.

- CLD commented about the relocation of the existing driveway into the wetlands “no construction” buffer

S. Cummings asked if this was included as part of the CUP since it was an existing driveway that needed to be relocated.

M. Dorman added that it was making for a safer situation.

S. Cummings noted that the driveway in its existing location was already in the buffer, and reiterated that it would be safer in the new location.

T. Moore asked if the Board had any additional questions, there were none. He asked if there were any abutters who wished to comment or question.

David Goodwin, 7 Kristie Lane, offered his concerns noting:

- He would like to see screening, trees placed twelve (12) feet apart, along the road as it abuts the Kristie Lane properties
- He would like to see fencing along the property line as well

T. Moore noted that they already discussed making the roadway four (4) feet narrower and moving it farther away from the abutters to allow for more plantings.

S. Cummings offered that they would work with the Building Inspector to agree on the screening for the site.

There was discussion regarding what type of screening and where it should be placed. Mr. Goodwin suggested that the plantings be bonded for five (5) years to insure survival.

M. Dorman noted that Mr. Goodwin's dwelling was located 200 feet from the proposed subdivision.

C. Lanza questioned if the Planning Board had required residential-to-residential screening in the past.

M. Dorman offered it would be good to make the subdivision look nice. He suggested that the money saved by cutting back the pavement be used towards the landscaping.

D. Goodwin noted that there had been previous discussion about blacking out the street lights on the sides that face Kristie Lane.

M. Dorman explained that the light fixtures were only small carriage-style lights and wouldn't really through much light.

There was a discussion regarding the placement and type of street lighting. The applicant agreed to black out the glass panels on the Kristie Lane side of the fixture.

It was reiterated that the developer would work with M. Dorman and CLD on the appropriate screening on the Kristie Lane side.

S. Ranlett moved, second by C. Lanza, to accept the application for 4-lot subdivision at 26 Smith Corner Road as complete. There was no discussion on the motion. The vote was 3-0-0 U/A.

Waivers

C. Lanza moved, second by S. Ranlett, to approve the request to waive §235-18.SS for the location of offsite wells and septic. It was noted that the septic within 200 feet of the project were located on the plan. There was no discussion on the motion. The vote was 3-0-0 U/A.

S. Ranlett moved, second by C. Lanza, to approve the 4-lot subdivision plan at 26 Smith Corner Road with the following conditions:

- ***Remove the wetlands note from Sheet 11***
- ***Granted Waiver note shown on Plan***
- ***Add a note regarding the deed restrictions for the bio-retention areas and the rain garden***
- ***Add a note about an NHPE designing the septic plans***
- ***Add a note regarding placement of a construction fence along the property line during construction***
- ***Clarify the note about the type (granite) of monuments***

- ***Add a note that the money saved by decreasing the pavement width to 22' be used towards landscape screening for Kristie Lane abutters***
- ***Add a note that the Kristie Lane side of the street lights will have a black panel***

There was no discussion on the motion. The vote was 3-0-0 U/A.

PB15-06: An application for an Amendment to the Site Plan. Condominium Unit A to be revised to contain 2 uses: a fitness center and a 2-story storage center. Condominium C to be revised to contain 2 uses: warehousing and a future 3-story self storage center. The property is located at 95A Plaistow Rd, Tax Map 28, Lots 23-1 & 23-2 in the Commercial I District. Derek Holt, Storage Locker Plaistow, LLC and Raymond N. Baron 1994 Trust are the property owners of record.

Wayne Morrill, Jones and Beach Engineers and Derek Holt, Storage Locker Plaistow, were present for the application.

W. Morrill noted the following for the Board:

- The application is for an amended site plan for a self storage center
- There is also a fitness center and an auto parts store
- The plan is for a two-story storage center and a future three-story storage center
- The location of the loading docks was noted as well as a change to the ramp
- There are no other modifications to the site
- The parking regulations require 183 space, 185 are shown on the plan
- A variance was granted in October to allow the use
- All notes have been updated

There was discussion regarding the proposed service road that the State will be putting in as part of the Route 125 widening. It was noted that it would be outside of the parking lot area.

C. Lanza moved, second by S. Ranlett, to accept the amended site plan application for a self-storage facility as complete. There was no discussion on the motion. The vote was 3-0-0 U/A.

There was discussion about parking lot lighting and whether or not there would be lighting provided by the service road. M. Dorman noted that the service road was at least a couple years out and it wasn't yet decided what or if there would be for street lighting on that road.

D. Holt noted that he would have to get agreement from the other condo unit owners regarding any parking lot or common area lighting.

S. Ranlett replied that if the Planning Board would be requiring lighting he would have to work it out. He suggested that Mr. Holt work with M. Dorman regarding adequate lighting for the parking lots.

T. Moore asked if there were any abutters who wished to comment or question. There was no one.

S. Ranlett moved, second by C. Lanza, to approve the amended site plan application for a self-storage facility at 95A Plaistow Rd with the following condition:

- ***The developer will work with the Building Inspector to provide adequate and***

appropriate exterior lighting for the parking lot and/or common areas

There was no discussion on the motion. The vote was 3-0-0 U/A

Amendment to Chapter 230, Article II, §230-22 – Lighting Regulations. Change Letter D to read “All proposed public and private roadways will be required to provide adequate street lighting and meet the following requirements.”

It was noted that this amendment had been discussed before. The purpose is to mandate street lighting for residential subdivisions. After a brief discussion the word “minimum” was inserted after “following” and before “requirements.”

S. Ranlett moved, second by C. Lanza, to amend §230-22 – Lighting Regulations as amended. There was no discussion on the motion. The vote was 3-0-0 U/A.

Agenda Item 4: Update on RPC and MPO

T. Moore noted that RPC will have their annual meeting in June and the topic is Alternate Energy. Date, place and time to be announced.

Agenda Item 5: Correspondence

- Abutter Notification – City of Haverhill – Elderly Housing
- Abutter Notification – City of Haverhill – Amend Zoning District Map

Agenda Item 6: Other Business

- Update on NHDES Information regarding 4 Wilder Drive (All State Abatement Professionals)
 - Note from Laurie Milette
 - Email from Jim Peck

The letters from L. Mallet and J. Peck were noted for the record.

S. Ranlett made a statement about the process.

M. Dorman noted that he is waiting for word from the NHDES regarding the status of the permit in light of a Massachusetts judgment against the company. He added that if the State approves the permit then the applicant will have to amend the site plan to include the storage container. The stop work order is still in effect.

- Update on 21 Blossom Rd

M. Dorman noted that he had met on site with a potential buyer for the property and it looks very promising.

- Update on 22 Old Rd – Variance Application filed - FYI
- Request from Ron Brown

There was a letter requesting to appear before the Planning Board to request a waiver of the sidewalk requirement. The Board directed D. Voss to seek guidance on the proper procedure for requesting a wavier after a plan has been approved and recorded.

There were no additional matters before the Board and the meeting was adjourned at 8:05 p.m.

e. Fish and Game Club

S. Ranlett asked for a status update on the Fish and Game Club site plan. He asked that Planning Board Attorney be consulted for the update.

There was no additional business before the Board and the meeting was adjourned at 8:05 p.m.

Respectfully Submitted as recorded by Dee Voss.

Approved by the Planning Board on _____

Tim Moore, Chair