



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

## PB Minutes 01/21/15

### PLANNING BOARD MINUTES January 21, 2015

Call to Order: 6:32 p.m.

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

Also Present: P. Michael Dorman, Chief Building Official

*G. Adams was appointed as a voting member for S. Kellogg.*

#### Agenda Item 2: Minutes of January 7, 2015 Planning Board Meeting

*G. Silva moved, second by G. Adams, to approve the minutes of the January 7, 2015 meeting. There was no discussion on the motion. The vote was 3-0-1 (Lanza abstaining).*

#### Agenda Item 3: Continuation of a Public Hearing: Various Proposed Zoning Ordinance Amendments Including: Article III, General Provisions; Article V, Establishment of Districts & District Requirements; Article IX, Signs; and Article XIX, Aquifer Protection

T. Moore noted that he had compiled all the suggestions made regarding the amendments to the Aquifer Protection District (APD).

Updates since the last review were discussed.

Deletions are in ~~**bold strikethrough**~~ and additions are in ***bold italics***.

§230-132, District Boundaries,

Replace Paragraph (2) with the following new text:

"The Aquifer Protection District as shown on the Town of Plaistow's Aquifer Protection District Map (2005) includes the areas containing the following aquifer materials: Coarse Grained Stratified and Coarse Grained ***Material*** overlaying Fine Grained Materials.

Change made for clarity.

There was a brief discussion of the new APD map and how to best portray it for the voters on the

Warrant.

T. Moore noted that he had checked with Normandeau regarding locating the well heads on the map. He noted the sample map that was provided with the well head protection areas added to it.

Add a new paragraph to section §220-135 as follows:

G. For uses that involve the storage of large volumes (greater than ~~100~~ **1320** gallons) of regulated substances a Spill Prevention And Control Countermeasure (SPCC) Plan must be reviewed by a local emergency official ~~(fire chief, health officer, or emergency management director)~~ **or an independent third party as designated by the Planning Board**. All deficiencies found during the plan review must be corrected before the Planning Board can grant approval.

T. Moore noted that EPA (Environmental Protection Agency) standard is 1320 gallons, not 100. He added that he had also checked with Normandeau Associates and 100 gallons is noted in the groundwater ordinance, but there is no justification for that standard so it was decided to use the EPA standard. If sufficient justification can be found for the 100 gallon standard in the future, the Planning Board would have the option to seek to change the 1320 back to 100.

C. Lanza noted that he had questioned the 100 gallon as being too restrictive.

Add a new section describing performance standards and Best Management Practices (BMPs) as below:

#### §220-135.1 Performance Standards.

- All blasting activity must follow guidelines in NH Department of Environmental Services BMPs **for blasting**.

Wording was added for clarity.

- All inactive wells must be ***maintained or*** decommissioned in accordance with WE 604, NH Water Well Board Rules to prevent contaminants from making their way to groundwater through the well.

G. Adams questioned what made a well inactive.

C. Lanza explained that it was a well that wasn't being used. He added that it made sense that an inactive well didn't have to be decommissioned, but could be maintained for possible future use, such as a monitoring well.

G. Adams asked if decommissioning a well involved sealing the shaft. It was confirmed that it does. He expressed concern that there wasn't a clear definition for what was an "inactive" well.

T. Moore offered the NH Well Board Rules WE604, would provide the definition for an inactive well.

- All expansion or redevelopment activities will require an amended Stormwater management plan. ~~Stormwater infiltration must not pass through areas containing contaminated soils without a favorable outcome from the completion of a Phase 1 Environmental Site Assessment.~~

T. Moore noted that it seemed reasonable to edit this item in to what it reads now.

C. Lanza asked if only a small portion of a project is located in the APD was it only that portion of the parcel that needed to comply. He noted that he was just looking for clarification that everyone understood it the same way.

***G. Silva moved, second by C. Lanza, to post the proposed amended Aquifer Protection District ordinance to the Warrant. There was no discussion on the motion. The vote was 4-0-0 U/A.***

#### **Agenda Item 4: Bond Release – Karl’s Circle**

T. Moore noted a letter from Highway Supervisor Dan Garlington, recommending the release of the bond being held for Karl’s Circle.

It was noted that Arthur Wicks had submitted a prior written request for the release.

***C. Lanza moved, second by G. Silva, to release the entire bond amount being held for Karl’s Circle. There was no discussion on the motion. The vote was 4-0-0 U/A.***

#### **Agenda Item 5: Request from Stephen Doherty Regarding Release of \$30,000.00 Letter of Credit.**

It was noted that Stephen Doherty (The Reserve at Snow’s Brook project) had submitted a \$30,000.00 letter for credit to secure his obligation for a telecommunications repeater related to his project. Mr. Doherty has since submitted a \$30,000.00 check to the Town and would now like his letter of credit released.

***G. Adams moved, second by G. Silva, to release the \$30,000.00 letter of credit being held for Stephen Doherty. There was no discussion on the motion. The vote was 4-0-0 U/A.***

#### **Agenda Item 6: Update on RPC and MPO**

No activity to report

#### **Agenda Item 7: Correspondence**

Three correspondences were noted for the Board:

- FYI - Notice of Violation regarding a sign permit for Outlet 1, 58 Plaistow Rd
- FYI – Copies of letters regarding signage at 97 and 95A Plaistow Rd
- Copy of Notice of Decision for Karen Evans, looking to put a doggy day care in at 134 Newton Rd. It was noted that she will have to come back to the Planning Board to amend the site plan

#### **Agenda Item 8: Other Business**

Bond for Chandler Place

M. Dorman noted that the bond estimate work sheet for Chandler Place had been submitted and reviewed by CLD. He noted that the site work was estimated to cost \$861,714.00 and the recommendation was for the Planning Board to set the bond amount at \$87,000.00. M. Dorman noted he was trying to schedule a preconstruction meeting for the next week.

***G. Silva moved, second by G. Adams, to set the bond request amount for Chandler Place at \$87,000.00. There was no discussion on the motion. The vote was 4-0-0 U/A.***

There were no additional matters before the Board and the meeting was adjourned at 6:52 p.m.

Respectfully Submitted as recorded by Dee Voss.

Approved by the Planning Board on \_\_\_\_\_

\_\_\_\_\_  
Tim Moore, Chair