



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

PB Minutes 5/21/14

PLANNING BOARD MINUTES May 21, 2014

Call to Order: 6:30 p.m.

ROLL CALL: Tim Moore, *Chair*
Charlie Lanza, *Vice Chair*
Genifer Silva
Shem Kellogg
Steve Ranlett, *Selectman Ex-Officio arrived 6:55 p.m.*

S. Ranlett requested a moment of silence in honor of fallen Brentwood Police Officer Steve Arkell and for the family of Ken Jenkins, a 19 year old who died in a car accident as was being waked this evening at Brookside Chapel.

Agenda Item 2: Minutes of the May 7, 2014 Planning Board Meeting

C. Lanza moved, second by S. Ranlett, to approve the minutes of the May 7, 2014 meeting. There was no discussion on the motion. The vote was 5-0-0 U/A

Agenda Item 3: Discussion with Bill Norton regarding an additional proposed use at 144 Main Street

It was noted that a continuance was requested to June 4, 2014.

Agenda Item 4: A Public Hearing on a condominium site plan amendment for a 4-unit building currently known as the "Baron's Industrial Park Condominium." The property and building are located at 95A Plaistow Road, Tax Map 28, Lots 23-1 and 23-2, totaling +/-11.5 acres. The property is located in the Commercial I District and the owners of record are Raymond Baron, Trustee (Parcel 28-23-1) and Scott Building Twenty, LLC (Parcel 28-23-2)

T. Moore noted that a continuance until June 4, 2014 has been requested, but the applicant was requesting referral to the Zoning Board of Adjustment (ZBA) for a use variance.

Paul Westcott, representing Scott Building Twenty, LLC, was present for the application. He noted that following for the Board:

- The proposed tenant was a self storage business that would be located within the existing building
- Mini-storage used to be a CI use but was removed a number of years back.

S. Ranlett moved, second by S. Kellogg, to deny the request and refer Scott Building Twenty, LLC to the ZBA for a use variance from Zoning Ordinance Article V, §220-32B (Table of permitted uses). There was no discussion on the motion. The vote was 5-0-0 U/A.

Agenda Item 5: A Public Hearing on a minor site plan amendment to show the addition of 300 square feet of building to an existing portion of the shopping center, including rehabilitation of parking, sidewalks and façade. The property is located at 3-9 Plaistow Road, and is known as parcel Tax Map 24, Lot 38. The property is located in the Commercial I District and totals +/- 20.39 acres with 983.53 +/- of frontage. The owner of record is Taurus Plaistow Investors Limited Partnership.

Michael Malinowski, Project Engineer from Allen Major, and Mark Donohoe, Project Manager from Select Real Estate Consulting, Inc., were present for the application.

M. Malinowski distributed copies of the plan to the Board and noted the following in his presentation:

- The current location of the 125 Bridal would be split to three (3) units.
- A 300 sq ft addition was to be one of the units to accommodate the relocation of GNC
- The front façade will receive a facelift and new glass
- The curbing and sidewalk will be replaced

S. Ranlett asked if the side of the building (where GNC and Supercuts are currently located) was intended to be torn down. He also asked where 125 Bridal would be moving to.

M. Malinowski replied that it would be staying and would also receive a facelift before being re-tenanted.

M. Donohoe added that 125 Bridal would be relocated to the former location of the Flag & Gift Connection and eventually would expand into the current Supercuts space. He noted that these decisions were just recently made based on tenancy.

S. Ranlett asked if any waivers would be needed for this amendment. It was confirmed that none were necessary.

G. Silva moved, second by S. Ranlett, to accept the minor site plan amendment for 3-9 Plaistow Road as noted in the legal notice, as complete. There was no discussion on the motion. The vote was 5-0-0 U/A.

C. Lanza moved, second by S. Ranlett, to approve the minor site plan amendment for 3-9 Plaistow Rd to add an additional 300 sq feet to an existing portion of the building and for rehabilitation of the parking, sidewalks and facades. There was no discussion on the motion. The vote was 5-0-0 U/A.

Agenda Item 6: Reading of Communications Directed to or from the Board

T. Moore noted a number of copies of correspondences from the Department of Building Safety.

A memo regarding verification of the septic and parking at 49 Main Street for a take-out and catering use was briefly discussed.

Agenda Item 7: Report/Update by Tim Moore on RPC (Rockingham Planning Commission) and MPO (Metropolitan Planning Organization) Activities and on the Rail Project

T. Moore noted that the Annual RPC Meeting will be June 11, 2014 at the Seashell on Hampton Beach. He added that invitations would soon be sent out.

T. Moore noted there will be a public information night regarding the rail on May 22, 7:00 at the Plaistow Town Hall.

Agenda Item 11: Other Business

- **Updates and FYI's from the Planning and Building Departments**
- Old Home Day is scheduled for June 21, 2014
- Memorial Day Parade will start at 10:00 am, May 26, from Pollard School. Ceremonies and remembrances will be held at the Plaistow Cemetery and at Town Hall. Governor Hassen, US Senator Jeanne Shaheen, State Senator Chuck Morse and State Representative Norman Major are all expected to attend the events.

There were no additional matters before the Board and the meeting was adjourned at 6:47 p.m.

Respectfully Submitted as recorded by Dee Voss.

Approved by the Planning Board on _____

Timothy Moore, Chairman