



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

PB Minutes 10/21/15

PLANNING BOARD MINUTES October 21, 2015

Call to Order: 6:32 p.m.

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

Also present were: Greg Jones, *Town Planner*, and P. Michael Dorman, *Chief Building Official*

Agenda Item 2: Minutes of October 21, 2015 Meeting

C. Lanza appointed G. Adams as a voting member for T. Moore.

G. Silva moved, second by S. Kellogg to approve the minutes of the October 7, 2015 meeting. There was no discussion on the motion. The vote was 4-0-0 U/A.

Agenda Item 3: Plaistow Master Plan Update - Approval of the Transportation Chapter

G. Jones noted that the draft of the Transportation chapter had been reformatted and maps had been added. He added that he had been speaking with Town Manager Sean Fitzgerald who had some additional comments:

- The PlanNH Main St Traffic Calming Study and Charette should be included as an addendum
- The MBTA (Massachusetts Bay Transit Authority) Feasibility Study should be included as an addendum

C. Lanza agreed that the PlanNH study should be added as an addendum. He added that he wasn't sure about including the rail study.

G. Jones suggested it could be part of a future update.

There was discussion regarding the scheduling of a Public Hearing to adopt the updated Transportation Chapter. The hearing will be scheduled for 11/04/15. It was noted that there were still some changes that needed to be made but as long as they were substantive they could be reviewed as part of the Public Hearing. It was also noted that a summary w/recommendations will be added.

G. Adams moved, second by S. Kellogg to hold a Public Hearing for the adoption of the updated Transportation Chapter w/addendums on November 04, 2015. There was no discussion on the motion. The vote was 4-0-0 U/A.

Agenda Item 4: Discussion – Reading of Communications Directed to or From the Board

From the Department of Building Safety:

- Notice of Non-Compliance with Site Plan – 239 Main St
- Response letter to M&J Auto denying Motor Vehicle Dealership license at 18 Danville Rd

M. Dorman requested input from the Board on a solar installation at 92 Newton Rd. The site is a combined residential/commercial property with a Planning Board approved site plan. The question was whether or not they would need to amend the site plan to install a ground-mounted solar array. The consensus of the Board was that there would not be a problem.

M. Dorman noted the following:

- Test pits were conducted for potential commercial development of the property located on the corner of Routes 125 and 121A, owned by Smith. The property is diagonally across from Sanborn's Candies
- Mark Donohoe, representing Taurus Investments, was in the office to talk about the next phase of redevelopment at the Plaistow Center Plaza (3-11 Plaistow Rd)
- Three residential properties with violations are being pursued through the court system. The properties have become junk yards, which are not permitted, and all efforts to gain compliance have been exhausted

M. Dorman suggested that the Board consider bringing back Sumner Kalman as their counsel. It was noted that he is more than familiar with the Town, is the counsel of record for the Board of Selectmen and his office is conveniently located, which could offer a cost savings.

G. Jones added that he had a few conversations with Attorney Kalman and he felt he was someone he could work with well.

C. Lanza noted that he thought it was a good idea to review counsel and engineer for the Board every few years. He added that he would like table the discussion until T. Moore is available to participate.

From the Planning Office:

G. Jones offered that he was continuing to work on the schedule for the Safe Routes to Schools grant program. He added that VHB was working with NHDOT on an analysis of the flood zones around Kelley Brook and there was an amendment to be signed off.

G. Jones noted the following:

- Abutter Notice from City of Haverhill regarding the adoption of a number of roadways as public roads. It was noted that none affected Plaistow
- Unitil was having their annual emergency response breakfast
- DK Engineering Association had submitted their drainage plans for Moynihan Lumber and

they have been forwarded to CLD Engineers for review

G. Jones also noted that he had gone to the Beede Site with some science teachers to see the clean-up in process.

G. Jones reported that the SWPP (Source Water Protection Plan) update is 95% complete.

There were no additional matters before the Board and the meeting was adjourned at 6:50 PM.

Respectfully Submitted,
Dee Voss
Recording Secretary