



Town of Plaistow, NH
Office of the Planning Board
145 Main Street, Plaistow, NH 03865

PLANNING BOARD MINUTES

April 20, 2016

Call to Order: 6:30 p.m.

ROLL CALL: Tim Moore, *Chair*
Gennifer Silva, *Vice Chair (updated 05/04/16)*
Charlie Lanza *(updated 05/04/16)*
Laurie Milette
Steve Ranlett, *Selectman Ex-Officio, Excused*
Julian Kiszka, *Alternate Selectmen Ex-Officio*
Geoffrey Adams, *Alternate*

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

Also present: Peter Bracci, *Selectman*

Agenda Item 2: Minutes of April 06, 2016 Meeting

★G. Silva moved, second by C. Lanza to approve the minutes of the April 6, 2016 meeting. There was no discussion on the motion. The vote was 4-0-1 (Kiszka abstaining).

Agenda Item 3: 85 Plaistow Road Review/Discussion of project proposal – SEC Associates, Inc.

Charlie Zilch, SEC Associates, Inc. was present for the discussion, representing Brian Orlando, owner of the property at 85 Plaistow Rd.

C. Zilch explained that Brian Orlando was looking to expand his vehicle display space at 87 Plaistow Rd (Diesel World) by including his property at 85 Plaistow Rd. The property is currently a non-conforming duplex residential use. He noted the following about the proposal:

- The current residential dwelling would be razed
- The septic and well would be removed
- The lot would be paved for display parking
- There are wetlands to the east side of the property
- The Conservation Commission (ConCom) has been consulted with reference to the proposed plan
- There would be 14,000 sq ft of additional parking surface
- The intent is to cover right up to the twenty-five (25) foot no disturb buffer
- There would be curbing to protect the wetlands
- There would be an infiltration drainage system
- He was seeking referral to the Zoning Board of Adjustment (ZBA) for relief from the fifty (50) and seventy-five (75) foot wetland buffers

It was noted that abutters had not been notified of this meeting so no plans could be presented at this meeting.

M. Dorman offered that he would write the letter of denial as the Zoning Officer to expedite the process for the applicant. He noted that they would also need a variance to expand a motor vehicle dealership within 1,000 feet of another motor vehicle dealership.

C. Zilch added that his client was aware that should the variance be granted that he would then have to return to the Planning Board to amend the site plan. He noted that there still may need to be changes made to the Plan based on additional discussions with ConCom and the outcome of the variance application.

T. Moore noted that he had no problem with M. Dorman writing the denial letter. He questioned whether there would be the need for a variance for the use expansion. T. Moore suggested that would only be applicable if it were a new motor vehicle dealership, not an expansion of an existing one.

There was discussion regarding the need for a variance and/or special exception to expand an existing conforming use. M. Dorman noted as Zoning Officer he felt there was a need for the variance but that he would support the granting of that variance to the ZBA.

Agenda Item 4: 2016 Master Plan Update Schedule - Discussion

G. Jones noted an excerpt from the Town Report that notes an update schedule for specific chapters of the Master Plan. He noted four (4) scheduled to be updated in 2016; Energy, Land Use, Natural Resources and Water Resources. He added that Transportation was updated in 2015 and the Housing Chapter is in progress. He question to the Board was which chapter they wanted to focus on first.

G. Jones also noted that the Renewable Energy Committee (REC) was reviewing the Energy Chapter and it was his suggestion that they be allowed to work in that update.

L. Milette suggested that the Water Resources Chapter be the next to be updated.

G. Jones offered that the Land Use, Natural Resources and Water Resources Chapters would have some overlap in their content, which could make updating them easier.

G. Jones noted that he would have the draft Housing Chapter back from Mark Fougere in time for review at the next meeting.

There was discussion regarding how much updating was needed for each chapter and which could be updated the easiest. It was noted that the Land Use Chapter would be a quick review as it probably only needed to have the current data updated.

T. Moore offered that he would like to see the Build-Out Analysis incorporated in the Chapter and that might need some work. He added that the Water Resources Chapter was probably the most important to update, but the Land Use Chapter may be the quickest.

G. Jones noted that there was only \$3,000 left in the budget line for Master Plan updating.

T. Moore suggested the following update schedule:

- Finish the Housing Chapter
- Let the REC work in the Energy Chapter
- Quickly Update the Land Use Chapter
- Focus on the Water Resources Chapter

There was discussion regarding reorganizing the Master Plan to combine some chapters. Suggestions were made about how best to include Plaistow's political history into the Master Plan and whether or not it was important to list the names of residents who served on various town boards. It was suggested that be an appendix instead of included in a chapter.

G. Adams offered that while the history was important the focus of the Master Plan is intended to be on the future of the Town.

T. Moore noted there still needed to be a decision whether or not to include a “goals and objectives” section in each individual chapter or to have them be a standalone chapter/section.

After discussion it was decided that it made more sense to have the goals and objectives for each chapter to be included in that chapter. It was noted that implementation responsibilities would also be included in each chapter.

J. Kiszka offered that when you duplicate information in different places then it’s more likely that chapters/sections will fall out of sync when updating.

T. Moore noted that there are no “goals and objectives” in the Population Chapter so that template would be a little different.

T. Moore suggested that Water Resources and Natural Resource become a single chapter. He noted that Natural Resources was a fairly “fixed” chapter and was relatively easy to update.

Agenda Item 5: Communications and Updates

M. Dorman noted that he had nothing new to report as of this meeting.

G. Jones updated the Board on the following:

- Homeland Security funding application for future HazMit plan update was submitted last week.
- Mr. Carbone has been in touch with the Planning Office to seek assistance with application materials/submittal etc. with regard to a potential future Motel project on Route 125 (93 Plaistow Rd).
- G. Jones, T. Moore, Joe Barbone (Methuen Construction) and Cliff Sinnott (Rockingham Planning Commission) will be meeting on Thursday (4/21) to discuss potential future funding sources to pursue the Joanne Drive extension out to Route 125.
- The Town Forest was monitored by the Southeast Land Trust last week and all went well
- The Stormwater Task Force met on Monday (4/18) to fulfill the team’s quarterly meeting and assess the status of MS4 efforts. A discussion regarding potential partnerships with surrounding communities to complete the MS4 requirements occurred. Greg will be in touch with surrounding communities to gauge their interest in partnering with Plaistow to ensure regional compliance with the MS4 permit.
- The Renewable Energy Committee met on Wednesday (4/20) at 5:00 to discuss the Committee’s role with regard to the drafting/adoption of the Town’s Energy Chapter for the Master Plan. The Committee is currently reviewing existing Energy Chapters from other NH communities in an effort to generate/update the current template for Plaistow
- The Construction Bond for Panera Bread has been returned (including interest)
- Certified letters were sent out on Tuesday (4/19) to abutting property owners and the property owner at 71 Plaistow Road (Mr. Davey’s) regarding a potential Site Plan revocation. The Public Hearing has been set for May 4, 2016 to discuss/take further action on this potential revocation. There was an extension granted in 2005, which was more than a decade ago and puts the Plan well past the five (5) year RSA protections.
- The Safe Routes to School (SRTS) project is moving through the public outreach and education phase with advertisements being posted on the Town Hall Facebook Page and Town website. The Local Concerns Meeting for this project is scheduled for 6:30 PM on May 2, 2016 on the second floor of Town Hall. In addition, Hoyle, Tanner and Associates crews have been out on Main Street performing survey work associated with the initial feasibility stage of the project.

Other Business:

There were no additional matters before the Board and the meeting was adjourned at 7:10 PM.

Respectfully Submitted,

Dee Voss
Recording Secretary