



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

## **PB Minutes 02/03/16**

### **PLANNING BOARD MINUTES February 03, 2016**

**Call to Order:** 6:33 p.m.

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

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

***G. Adams was appointed as a voting member for C. Lanza and L. Milette for S. Kellogg.***

#### **Agenda Item 2: Minutes of January 20, 2016 Meeting**

***S. Ranlett moved, second by G. Silva, to approve the minutes of the January 20, 2016 meeting. There was no discussion on the motion. The vote was 5-0-0 U/A.***

#### **Agenda Item 3: Discussion of future amendments for Site Plan and Subdivision Regulations**

There were three items on the running list of topics to discuss for potential amendments Site Plan/Subdivision Regulation amendments:

- Instead of showing all off-site wells and septic systems on every abutting properties, only those within 100 (or some other number) of feet of the property line need be shown.
- Making an exemptions for condo conversion plans so that they do not have to have a separate lighting or landscaping plan sheets

Street Lights (for new subdivisions) – a minimum of each intersection and any additional street lights would be based on the type of lighting proposed. The applicant would work with the Planning Board engineer and the Building Inspector

T. Moore requested that language be drafted for each of these topics for the February 17, 2016 meeting. He asked if there were any other topics the Board would like to review.

G. Jones offered that he would like to require in both the regulations and the check list that if there is an engineer involved with a project his official stamp be included on the plan. He noted that the checklist currently asks for it but there is nothing in the regulations to require it.

T. Moore suggested that soil scientists stamp the plan when there are wetlands considerations.

M. Dorman added that the engineers should also be certifying that the project was built per the approved plan as well, which is what he requires in the Building Department. He noted that the Board's engineer is not on site every day that the project is ongoing.

T. Moore agreed that if an engineer is involved in the design he should stamp the plan and the as-built to certify that it was constructed per the approved plan.

T. Moore also suggested that there be two (2) checklists developed, one that would be a checklist for the items required to accept a plan as complete and the second for plan review and approval.

M. Dorman added that there should also be a separate checklist for condo conversions as much of the regulations do not apply in those situations and waivers need to be made.

T. Moore directed that proposed language for the discussed amendments be prepared for the February 17, 2016 meeting.

#### **Agenda Item 4: Communications and Updates**

G. Jones noted a draft memo to the Town Manager from the Planning Office. The memo supports a proposed sale of two (2) town-owned parcels (Tax Map 73, Lot 3 and Tax Map 69, Lot 51) on Newton Road. He noted that the Town is in the process of securing an access easement over the property located at 89 Newton Road (Brand Brow) that would connect to town-owned land. An application for a State of New Hampshire driveway permit has been signed by the property owner and the Town, which should resolve the Conservation Commission's (ConCom) objections regarding access to proposed trail easements over the two (2) parcels to be sold.

There was discussion of what ConCom's final response will be.

T. Moore noted that their letter was currently being amended, but it was still their preference that the parcels not be sold. It was added that their focus is in preserving as much open space as possible.

S. Ranlett that there wasn't much else that could be done with the property for future commercial development.

M. Dorman added that there was very little that could be done commercially as it was restricted by the river.

G. Adams noted that the abutting property owner (who is the one seeking to purchase the land) could expand his current commercial use.

G. Jones noted that any proposed uses would be speculation as they were not sure why the buyer wanted to purchase the land.

G. Adams noted that the property was located in the ICR (Integrated Commercial Residential District) and would be limited to those uses.

M. Dorman suggested that it wasn't as simple as adding the land to the existing parcel. He added the land to be used separately would mean acquiring additional land for access.

There was discussion regarding the town-owned parcel (Tax Map 69, Lot 54) which would be accessed through the Brandy Brown easement. It was noted that the parcel could be used for trailhead parking as well as other recreational uses such as a playscape.

There was discussion regarding recommendations from the ConCom and the Recreation Commission. S. Ranlett suggested that the Town was putting the “cart before the horse” by entering into sale negotiations before all departments have weighed in. The Board decided that they would hold off on any letters of recommendation until they are able to review the recommendations from the ConCom and Recreation Commission, or Recreation Director.

**Other Business:**

There were no additional matters before the Board and the meeting was adjourned at 6:56 PM.

Respectfully Submitted,

Dee Voss  
Recording Secretary