



**Plaistow Planning Board**  
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**MEETING NOTICE AND AGENDA  
PLAISTOW PLANNING BOARD**

**Date: WEDNESDAY, March 20, 2019  
6:30 p.m. Plaistow Town Hall, 145 Main St – Second Floor**

1. Roll Call
2. Review/Approval of Minutes
3. Nominations/Election of Officers

4. Public Hearings:

*a. Continued from February 20, 2019*

**PB 19-04:** A request from Robert and Deborah Zukas for review of an application for subdivision. The proposal is to subdivide the existing 445,663SF (10.23A) parcel with 752,91LF of frontage on Sweet Hill Road into three (3) lots: New Lot 37-1 is proposed to be 135,113SF (3.10A) with 200LF frontage on Sweet Hill Rd. New Lot 37-2 is proposed to be 173,745SF (3.99A) with 250.18LF frontage on Sweet Hill Rd and 39.95LF frontage on Newton Rd. The remaining parcel, with the existing single-family dwelling is proposed to be 136,805SF (3.14A) with 302.73LF frontage on Sweet Hill Rd. The applicant has also requested consideration of a Conditional Use Permit for driveway access through wetland buffers on New Lot 37-1. The property is located at 108 Sweet Hill Rd, Tax Map 69, Lot 37 in both the LDR and ICR Districts. The applicants are the property owners of record.

**b. PB 19-06:** A request from Milton Real Properties of Massachusetts, LLC for consideration of a Lot Consolidation and Final Site Plan Review. The Plan proposes that 143 Plaistow Rd, Tax Map 30, Lot 73, a parcel of 1.78A with frontage of 247.98' on Plaistow Rd and 233.34' on Main St be combined with 145A Plaistow Rd, Tax Map 30, Lot 72 a parcel of 18.1A with 122.03' frontage on Plaistow Rd, for a total parcel size of 19.88A, and 603.30' total frontage. The Plan further proposes development of the site to include a 12,000SF equipment rental and maintenance facility; 1,800SF equipment wash building; approximately 9AC of equipment display and storage; and related site improvement for fuel storage, drainage/stormwater management, landscaping and lighting. Both parcels are located in the C1 district. The property owners of record are: William H. Sanborn Revocable Trust for the 143 Plaistow Rd, Tax Map 30, Lot 73 parcel, and Sanborn Realty Trust for the 145A Plaistow Rd, Tax Map 30, Lot 72 parcel.

**c. PB 19-07:** A request from Peter A. Leblanc for consideration of a condominium conversion application. The application proposes to convert an existing duplex to a condominium form of ownership. The property is located at 2 East Pine St, Tax Map 38, Lot 120 in the C2 district. Robyn A. White and Peter A. Leblanc are the property owners of record.

4. Old Business:
5. New Business:
6. Communications, Updates and Other Business
7. Adjournment

Timothy E. Moore  
Chairman

Lisa Lambert  
Vice Chair

Laurie Milette  
Member

James Peck  
Member

Francine Hart  
Selectman's  
Representative

Geoffrey Adams  
Alternate

Steve Ranlett  
Selectman's  
Rep Alternate

John Cashell  
Planning Director

Samantha Cote  
Recording  
Secretary

*The Town of Plaistow complies with the Americans with Disabilities Act regulations. Please call 382-5200 X202 during regular business hours if you have questions regarding accessibility in attending this meeting.*