



Plaistow Planning Board
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MEETING NOTICE AND AGENDA
PLAISTOW PLANNING BOARD
Date: WEDNESDAY, December 5, 2018
6:30 p.m. Plaistow Town Hall, 145 Main St – Second Floor

Timothy E. Moore
Chairman

Lisa Lambert
Vice Chair

Laurie Milette
Member

James Peck
Member

Steve Ranlett
Selectman's
Representative

Geoffrey Adams
Alternate

Francine Hart
Selectman's
Rep Alternate

John Cashell
Planning Director

Dee Voss
Planning Board
Administrative
Assistant

Mike Dorman
Chief Building
Official

Samantha Cote
Recording
Secretary

1. Roll Call
2. Review/Approval of November 7, 2018 Minutes
3. Public Hearings:
 - a. **PB 18-24:** Lot Line Adjustment - An application from Austin Reality Trust, LLC and Joseph Gesmundo, for a Lot Line Adjustment. The plan proposes to convey 0.15AC from 7 Massasoit Blvd, Tax Map 38, Lot 20, owned by Austin Reality Trust, LLC, to 9 Massasoit Blvd, Tax Map 38, Lot 19, owned by Joseph Gesmundo. Both parcels are located in the MDR district.
 - b. **PB 18-25:** Amended Site Plan: An application from LAPLUME NH NOMINEE TRUST for an Amended Site Plan. The amendment proposes to incorporate consolidated lot/parcels for commercial/residential use and establish on-site storage areas for portable box trailers, building materials, and aggregate. The property is located at 117 Newton Rd, Tax Map 70, Lot 26 in the ICR district. The applicant is the property owner of record.
 - c. **PB 18-26:** A request from Hibbert Trees/Charles Hibbert for a Special Event permit, namely Christmas Tree Sales at 46 Plaistow Road, Tax Map 25, Lot 8 in the CI District. The property owner of record is Lynn C. Wall Revocable Trust.
4. Public Hearing for proposed Zoning Amendments:
 - a. Amend the Zoning Ordinance, Section 220-57, Article VIII, Accessory Dwelling Units – ADUs, by adding language that clearly states ADUs are not permitted on multi-family dwelling units.
 - b. Add a new paragraph to the Zoning Ordinance, Section 220-2.1, Article III, General Provisions, that states any application for physical changes or

changes of use to a lot that does not have an existing Site Plan of record, that is, on file with the Town of Plaistow and the Rockingham County Registry of Deeds, must include a Site Plan in the application that conforms to the Plaistow Zoning Ordinance and all Site Plan Review and Subdivision Regulations.

- c. Add a new paragraph to the Zoning Ordinance, Section 220-2.2, Article III, General Provisions, that requires a paper or electronic copy of all septic system designs be submitted with all applications as appropriate.
 - d. Add a new paragraph to the Zoning Ordinance, Section 220-15, Article III, General Provisions, that states no commercial or industrial use may occur on a site without site plan approval unless the Planning Board has granted temporary permission for such use.
 - e. Add a new exemption to Article IX, §220-61 that would allow digital signs for Municipal and School uses
 - f. Add new language for noise to Article III, §220-5 creating a maximum decibel level
- 5. Public Hearing to consider amendments to the Planning Board Fee Schedule.
 - 6. Public Hearing to consider an amendment to the Planning Board's Subdivision regulation, Section 235-32 Construction of Roads, Exhibit A, Roadway Profile.
 - 7. Proposed amendments to the Planning Board's Rules of Procedure.
 - 8. Request for Release of Escrow Balance – Valley Field Townhouse Units 33A & 33B.
 - 9. Old Business:
 - a. Bond reduction for Eugenia Lane
 - b. Bond/Escrow Release for The Reserve at Snow's Brook
 - 10: New Business:
 - a. Discussion of proposed zoning amendment regarding ICR District boundaries.
 - b. Discussion of proposed zoning amendment regarding solar arrays on residential properties.
 - 11. Communications, Updates and Other Business
 - 12. Adjournment

*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.*