

DRAFT
MINUTES OF THE PLAINFIELD PLANNING BOARD
April 7th 2008
Meriden Town Hall

Members Present: Jane Stephenson Ruth Cassedy
 Greg Davini Greg Estey
 Mike Sutherland Allan Ferguson

The meeting opened at 7:00pm.

The March 24th minutes were approved as amended.

Dad's House llc preliminary discussion: See February 2006 minutes for previous preliminary history on this project. Attorney Thomas Keane explained to the board that the earlier (2006) discussions are no longer on the table and that he is before the board to discuss the future of the Dad's House llc property owned by the Pope family. The family is considering gifting some of the property (existing buildings) back to Kimball Union, but is also considering a subdivision of some portion of the property. In 2006, dividing the property into as many as eleven units were discussed. Board members continued to express the desire to have the open field conserved. Abutter Lee Lynd asked that if the owner's primary motivation is to recoup some of the capital investment into the property that perhaps talking with the neighborhood prior to moving forward with a development plan might be appropriate. Attorney Keane felt this was a very good suggestion and agreed to follow up on it.

There was a general discussion about the basics of the Conservation Design ordinance. There was general agreement that once a property's potential density is established under the conventional criteria, house locations as part of a Conservation Design criteria may occur anywhere on the property that good planning dictates. For example as in the current case when a property is in two zones, once an overall possible density is established the number of the units is not constrained by the zoning district where the development is planned. The number and location of units is constrained by state law for treating waste water and access issues as defined by RSA 674:41. Attorney Keane will meet with his client and follow up much of the information learned from this work session before coming back to the board.

Other business: Board members received copies of the materials that will be used at the next meeting as part of the KUA site plan amendment request for the lighted athletic fields. The school has proposed broadening the hours and times that the field lights may be used. See attached. A hearing will be held on this issue at the Board's next meeting scheduled for April 24th 2008.

The meeting adjourned at 8:30pm

Submitted,

Stephen Halleran

Jane Stephenson, PB Chair