

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **JANUARY 2ND 2006**
3 **MERIDEN TOWN HALL**
4

5
6 Members Present: Jane Stephenson Greg Estey Greg Davini
7 Mike Sutherland Ruth Cassedy
8

9
10 The meeting opened at 7:00pm
11

12 The December 19th minutes were approved as amended.
13

14 Steve Halleran updated the board on the January 16th hearing on the petitioned warrant article. Due
15 to interest in the topic, the meeting has been moved to the Plainfield Town Hall on Route 12A.
16

17 **Master Plan Update Survey:** The remainder of the meeting was spent working on the in progress
18 survey draft. Conservation Commission Chairman David Grobe participated in this workshop session.
19 Now that the format of the survey has been determined, developing the actual questions for the
20 survey has become the focus. The survey is broken into three sections, Natural resources,
21 Community Development and Business Development. Mike will work on a final draft of the survey
22 for the next meeting.
23
24
25

26
27 The meeting adjourned at 8:45pm.

Jane Stephenson, Chair
Plainfield Planning Board

28
29
30 Submitted,

31
32 Stephen Halleran
33
34
35

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **JANUARY 16th 2006**
3 **MERIDEN TOWN HALL**
4

5
6 Members Present: Jane Stephenson Greg Estey Greg Davini
7 Mike Sutherland Ruth Cassedy Ron Liston
8
9

10 The meeting opened at 7:00pm
11

12 The January 2nd minutes were approved as amended.
13

14 Mike Sutherland noted that he will be forwarding to all an updated version of the master plan survey
15 for the membership to review. The board hopes to finalize the work on February 6th.
16

17 **Petitioned warrant article hearing:** Jane Stephenson opened the hearing by reading the posted
18 notice. If approved, this change will remove the "Approved Business Project" option from the list
19 of the possible special exceptions for the Village Residential Zone. Stephenson noted that the
20 hearing is being held to comply with RSA 675 which requires that the Planning Board place on the
21 ballot a recommendation to the community as to whether or not the board approves of the
22 proposed change. Jane read three letters from the petition file. The first from the Selectboard
23 opposing the change, the second from Diane MacDonald supporting the change and the third from
24 Ruth Wheeler opposing the change.
25

26 About forty residents of the community attended the hearing.
27

28 Petitioners Judy Atwater and Diane MacDonald explained that their concern is that as currently
29 written the ordinance provides too much exposure to the Village zones for industrial style
30 development. Both feel that there are plenty of other locations in town better suited for this type of
31 development.
32

33 Boone Rondeau asked that the approved business project concept be explained. Jane Stephenson
34 noted that this special exception is typically used for large businesses where the owner will not be
35 living on the site. These types of businesses must be located on property with state maintained
36 highway access.
37

38 Gordon Wilder read a statement opposing the change and urging new residents to town to not be so
39 quick to try to change what was here before they arrived. He urged the Planning Board not to
40 support the change.
41

42 Gene Hewes noted that he feels the town needs more business to bring tax dollars into the
43 community. George Koehler also spoke in opposition to the change. Resident Dan Lapan noted
44 that he feels this is one group trying to pick and choose who can run a business in the town. Eric
45 Brann noted that he senses that most in the room oppose the change because this is one step toward
46 excluding other activities and business from other parts of town later on.
47

1 Business owner Rich Fontaine, having just come through the land use permitted process feels that it
2 is already restrictive enough and no new regulations or prohibitions are needed. He urged the
3 Planning Board not to support the change.
4

5 Business owner Robert Marrasso noted that all residents benefit from businesses in the town and
6 that more restrictions are not needed. He urged the Planning Board not to support the change.
7

8 Nate Cass agreed and noted that the town's tax base needs to be broadened and that businesses pay
9 their share of taxes in this community.
10

11 Judy Atwater responded to the above by saying that this is not about anti-business, but rather about
12 trying to located large businesses in more appropriate areas than the villages.
13

14 Jane Stephenson noted that the Planning Board is now finalizing a community survey as part of its
15 efforts to update the Master Plan. All are encouraged to complete the survey which will have a
16 business section.
17

18 Margaret Drye, who left a Finance Committee meeting at the library to come over, noted that she
19 signed the petition because she supports the idea of limited large business from the Village Zone,
20 however, if there are other ways to achieve the same end she would support that as well.
21

22 George Koehler objected to people coming late to the meeting and speaking. He repeated his
23 earlier point that this was a taking of rights and he supports the position of Gordon Wilder.
24

25 Margaret Cassidy noted that she felt these types of discussions are very helpful to the town's land
26 use boards and she appreciates all the views expressed this evening.
27

28 There being no others wishing to speak, the Planning Board noted that it will decide on whether or
29 not to support the article at the board's next meeting which is February 6th at the Meriden Town
30 Hall.
31

32 The hearing ended at 9:00pm, the meeting was adjourned at 9:15pm.
33
34
35
36

Jane Stephenson, Chair
Plainfield Planning Board

37
38
39 Submitted,

40
41
42 Stephen Halleran
43
44
45
46
47
48

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **FEBRUARY 6TH 2006**
3 **MERIDEN TOWN HALL**
4

5
6 Members Present: Jane Stephenson Greg Estey Greg Davini
7 Mike Sutherland Ruth Cassedy Ron Liston
8
9

10 The meeting opened at 7:00pm
11

12 **Petition Warrant Article:** As a final step in the board's process to develop the required Planning Board
13 position on the question the board discussed the petitioned article. See January 16th minutes from the
14 public hearing for background. If approved by voters, the change will remove the "Approved Business
15 Project" option from the list of the possible special exceptions for the Village Residential Zone. While
16 understanding and appreciating the goal of the petitioners, board members felt that as proposed the
17 change is overly restrictive and may be more than is necessary to achieve the petitioners goal
18 of insuring that the town's Village areas remain rural in character. The board felt that the
19 upcoming master plan survey might provide additional input from the community on this important
20 subject. Several questions have been designed with this very issue in mind. This being the case, Mike
21 Sutherland moved that the Board vote to "not recommend the petitioned warrant article for passage".
22 The motion was seconded by Ruth Cassedy and voted unanimously in the affirmative.
23

24 **Verizon Wireless Tower:** Attorney Robert Pearce shared with the board the proposed landscaping
25 plan for the expanded tower enclosure at 97 Freeman Road. See December 19th 2005 minutes for
26 background. The plan includes two 8' white pines and two 8' arborvitae along with two dutchmanspipe
27 vines to screen approximately 50' of chainlink fence. Based on board discussions centered on the slow
28 growth characteristics of the dutchmanspipe and the loss of lower branches from white pines the
29 proposed plantings were amended to include 8-10 Virginia Creepers (faster growing vine that is more
30 hardy) to replace the dutchmanspipe and two staggered rows of 6-8 arborvitae trees to replace the two
31 white pines and two arborvitae originally proposed. The new arborvitae to be at least 8' when planted.
32

33 Attorney Pearce indicated that a removal bond for the latest improvements to the tower will be
34 posted by Verizon Wireless. This will insure that adequate funds exist to decommission the entire tower
35 and supporting structures once it is no longer in service .

36 Abutter Cindi Taylor expressed concern that her specific questions regarding radio frequency
37 emissions have not been addressed. She is concerned that their house is both closer to and at a higher
38 elevation to the tower than surrounding residences. She want to insure that this does not pose a health
39 risk to her family. Attorney Pearce will have a Verizon engineer address her concerns in the coming
40 days.

41 Planning Board members concurred that the project may move to the building permit process
42 with the landscape plan as amended, once the radio frequency question has been answered.
43
44

45 **Stephen Pope representing his family's Dad's House LLC:** A preliminary discussion of a proposed
46 subdivision of the former KUA guest house property. Based on a study done by Kimball Union before
47 selling the property, Mr. Pope is considering as many as 10 lots for the 28 acre property. The front of

1 the open field along Bean Road would be left undeveloped and the homes would be accessed from an
2 800' long town road that would come off Bean Road and turn to the north. The homes would likely
3 be visible from Bean Road, but set back away from the road some 200'. The goal of the project is to
4 recoup some of the Pope family's investment that has been made converting the guest house into a
5 corporate retreat. At the moment, private wells and private septic systems are planned. Board members
6 encouraged Stephen to consider bringing public water and sewer to the site as a means of reducing the
7 environmental impact of the project. Such a move would allow the developer to consider a
8 Conservation Design Project which includes relaxed lot dimensional requirements for good cause such
9 as open space preservation.

10 Many of the neighbors present questioned as to whether the net return to the developer might
11 be greater by creating fewer lots with a tax deductible conservation easement on the remainder of the
12 property. Stephen Pope agreed to look into this, he again noted that none of the proposal is set and
13 he is not necessarily looking to become involved in a complex subdivision development process that
14 will be both time consuming and capital intensive.

15 Member of the public questioned whether any of the existing field is designated as Prime
16 Agricultural land. Chairwoman Stephenson indicated that she thinks some of the field may be Prime
17 Agricultural land, the preservation of which is a primary goal of the town's land use regulations. Halleran
18 noted that new roads require communication with the Board of Selectmen and that the process typically
19 involves significant expense. He encouraged Mr. Pope to talk with Robert Dunning and Lee Marden
20 about their ongoing Plainfield project, Baynes Road.

21 Mr. Pope thanked the board and the neighbors for their time. He will consider all that he has
22 heard when deciding how to proceed. The town will investigate further the prime agricultural soils issue
23 that has been raised.

24
25 **Master Plan Update:** Board members spent the rest of the meeting finalizing the Master Plan Survey
26 that will be mailed out in the coming days. The Planning Board hopes to have returns back in the office
27 by March 1st.

28
29 Approval of minutes was deferred until the next meeting.

30
31 The meeting was adjourned at 9:30pm.

32
33 Jane Stephenson, Chair
34 Plainfield Planning Board

35
36 Submitted,

37
38 Stephen Halleran
39
40
41

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **FEBRUARY 20TH 2006**
3 **MERIDEN TOWN HALL**

4 Members Present: Jane Stephenson Greg Estey
5 Greg Davini Ruth Cassedy
6

7 The meeting opened at 7:00pm
8

9 **Kimball Union Academy:** Mike Schafer, Hugh McGraw met with the board for a preliminary
10 discussion concerning the development of several athletic fields in the area located between Chellis
11 pond and Route 120. Pat Buccellato of Pathways Consultants also attended the meeting on KUA's
12 behalf. At this time, five or six new athletic fields are planned. The main project involves the
13 construction of a lighted turf field to be used as a multi-purpose field. This field will be located
14 toward the existing ski trail loop and will run perpendicular to Chellis pond. The field will be
15 approximately 120 yards long and 50 yards wide. During the month of March the field would likely
16 be used daily from early afternoon to 9:00pm. This intense use is just until the other natural playing
17 fields dry out enough to be used. During events, most of the public parking would be in the lot that
18 serves the hockey rink.
19

20 Pat Buccellato noted that the field development will result in little if any additional water draining
21 into existing water courses. With the exception of the turf field, all the other fields will drain as they
22 currently do. Pat Buccellato noted that wetlands have been delineated, none of the new playing
23 fields will impact wetlands.
24

25 Chairwoman Stephenson expressed a desire to see, as part of the application, very detailed lighting
26 plans, drainage calculations and parking plans. Other board members agreed that this will be
27 important. Likewise the details on locations of the various fields and other site developments will
28 have to be known with some certainty. Kimball Union hopes to have a formal application prepared
29 for either the March or April Planning Board meetings.
30

31 **Other business:** The February 6th minutes were approved as amended. Board members reviewed
32 the details of two projects on the docket for the March 6th meeting. The first is a one lot subdivision
33 of the Quimby property the second a three lot subdivision of the Torrey Property.
34

35 **Verizon Wireless One:** Planning Board members reviewed the revised landscaping plan, see
36 February 6th minutes. In addition, Halleran confirmed that Cindy Taylor's concerns about radio
37 frequency emissions have now been satisfactorily addressed by the applicant. Pending receipt of
38 the needed surety bonds, this project is ready to move forward with a building permit.
39

40 Board members reviewed and approved an adjustment to the previously approved Swogger/Roberts
41 Annexation (November 2004). As amended the project now only includes the transfer of parcel A,
42 parcel B will remain with the Roberts property. As this is a less intensive project and lot shapes are
43 not adversely impacted, board members endorsed the change.
44
45

1 Master Plan surveys are now out and being completed. Survey returns are due in by next Friday.

2

3 The meeting adjourned at 8:10pm.

4

5

Jane Stephenson, Chair
Plainfield Planning Board

6

7 Submitted,

8

9 Stephen Halleran

10

11

1 **Minutes of the Plainfield Planning Board**
2 **March 6th, 2006**
3 **Meriden Town Hall**
4

5 Members Present: Jane Stephenson Ruth Cassedy Ron Liston
6 Greg Estey Mike Sutherland Greg Davini
7

8 7:00 pm Opening of Meeting
9

10 **QUIMBY SUBDIVISION:** Jane Stephenson read a report by Engineer Louis Caron giving his
11 recommendations for road improvements related to the Quimby subdivision. His recommendations
12 included clearing vegetation from one area of the road to improve site lines and creating a new ditch
13 along the field in order to create better drainage for runoff. Questions were raised by the applicant
14 and abutters about why Matthew Houde should be responsible for creation of a ditch that will extend
15 beyond his property line. Chairman Stephenson explained again that because of the number of minor
16 subdivisions the Quimbys have done in the past ten years, town regulations state that this latest
17 Quimby subdivision must trigger a more extensive review than the usual minor subdivision. This
18 regulation was put in place to insure that the full cost of improvements related to a proposed
19 development (whether a major or several minors projects) is borne by the applicant. Mr. Houde
20 wanted clarification about who was responsible for making road improvements. Although he
21 disagreed, it was reiterated that he would be responsible for the work outlined in Mr. Caron's report
22 as part of the subdivision approval.
23

24 Public comments from neighbors Thom Lappin and Darrell Beaupré included a description of
25 drainage problems that they thought were due to the crest of the road and the slope of the road to the
26 West side, leading to water pooling and creating stagnant water. Neighbors felt that the ditch and
27 culvert on the West side of the road needed to be better maintained by the town, and this would
28 improve the drainage situation more than the creation of a new ditch on the East side of the road.
29 Thom also stated that there was a culvert approximately 30' further down the road that could be a
30 better source for drainage than the proposed drainage into an abutter's field across the road. Terri
31 Crane also commented on the appropriateness of runoff being directed into her field. The question
32 was raised about whether the road agent had visited the site with Mr. Caron, and whether he agreed
33 with Caron's recommendations. Jane Stephenson said she was not sure if the road agent had been
34 with Mr. Caron when he made his site visit, but would check with the town administrator when he
35 returned.
36

37 Planning Board member Mike Sutherland suggested that in the future the town road agent
38 should be with the engineer for future projects involving inspections such as these.
39

40 Jane Stephenson went over the completeness review checklist for the subdivision approval. The
41 application for subdivision was found to be complete, and there being no further discussion, a
42 motion was made and seconded to approve the subdivision, with the condition that the road
43 improvements will be made by the applicant at the time he begins house construction this spring. The
44 Board unanimously approved it.
45

1 Mylars will be brought in by Matthew Houde and signed at a later date determined by Mr. Houde
2 and Jane Stephenson.
3

4 **TORREY SUBDIVISION:** Jane Stephenson opened the hearing, and land surveyor Chris Rollins
5 reviewed the plans for the Torrey subdivision. The three lots currently are on the tax maps as
6 separate lots, but are all on the same deed. The map seemed very complex but the major change was
7 an annexation of seven acres from one lot with the existing house to include the lot across Cutler
8 Road from the house with the existing barns, which will create a larger lot of 15 acres. Mr. Rollins
9 also pointed out a water right-of-way on the map which that is a gravity fed well that was still in use
10 and will not be affected by the annexation.
11

12 Public comments included a lot of discussion about Torrey lot #23 which was shown on the map,
13 but was not part of this current subdivision review. Neighbors commented
14 on the fact that this lot is considered "land locked" because it is on a Class 6 road which is no longer
15 town maintained. Chris Rollins shared that he had spent 15 hours digging in the town records to
16 clarify the status of these roads, and his notes about when sections of the road had been "given up"
17 were right on the plan. There was further discussion on the rules and regulations of lots that exits
18 on Class 6 roads, but this discussion was unrelated to the Torrey subdivision under review.
19

20 Jane Stephenson went over the completeness review checklist for subdivision approval, and the
21 Board voted unanimously that the application was complete. A motion was then made and seconded
22 to approve the subdivision and it was unanimously approved by the Planning Board.
23

24 **PLAINFIELD MASTER PLAN SURVEY RESULTS:** Mike Sutherland went over the results of
25 the survey results with the other Planning Board members that was completed by about 20% of the
26 households as of March 6, 2006. More surveys are still coming in, and results were still being
27 collected and tabulated. The Planning Board discussed how the survey results might be enlarged so
28 we can display the many interesting comments made on the survey at town meeting.
29

30 Jane Stephenson closed the meeting at 8:45 pm.
31

Jane Stephenson, Chair
Plainfield Planning Board

32 Submitted,
33

34 Greg Davini
35
36
37
38

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **March 20TH 2006**
3 **MERIDEN TOWN HALL**
4

5 Members Present: Jane Stephenson Ron Liston
6 Greg Davini Ruth Cassedy
7 Mike Sutherland
8

9 The meeting opened at 7:10pm
10

11 **Christ Community Church:** At the request of the Christ Community Church, Chairwoman
12 Stephenson signed the RSA 674:39 declaration effectively merging church property lot 259 - 8 with lot
13 259 -7. Lot 259-8 being a vacant 2.36 acre parcel that was previously owned by Richard Heim. Lot 259-
14 7 being the parcel that contains the Christ Community Church.
15

16 Abutter George Koehler was present for both of the following hearings.
17

18 **Claudine Spencer:** Jane Stephenson opened the hearing by reading the posted notice. The application
19 is for subdivision of property fronting on Hayward Road. As proposed the application will create one
20 new parcel, lot 20.1 which will be .52 acres in size and will contain an existing duplex structure. The
21 remaining land (lot 20) contains the applicant's single family residence and 10.9 acres. The property is
22 zoned VR and is served by public water. The applicant obtained an area variance for proposed lot 20.1
23 from the Zoning Board of Adjustment (case 05-08) conditional upon the requirement that when no
24 longer held in common ownership the duplex must immediately revert to a single family residence. To
25 accommodate finding #3 in the Zoning Board's decision (future septic system for the main house) the
26 actual survey of the property has resulted in the proposed new lot containing a slightly reduced area
27 than was originally proposed (22,730 sq ft rather than 24,800). Surveyor Chris Rollins took the board
28 through the details of the application and the details of the slight area change which resulted from better
29 knowledge about the location of the septic tank serving the Spencer residence. Zoning Administrator
30 Halleran explained that it was his view that the slight change in area is not a material change that would
31 have impacted the Zoning Board's decision. The change is designed to insure that the resulting lots can
32 satisfy the Zoning Board's condition that each lot be capable of having its own septic system. There
33 being no abutters wishing to speak, the Board found the application complete and a motion to approve
34 was made, seconded and voted in the affirmative.
35

36 **Terry Sams and Michael Malone** Chairwoman Jane Stephenson opened the hearing by reading the
37 posted notice. The application for annexation as required by the Town of Plainfield's regulations. The
38 annexation involves the transfer of two small parcels of land between three lots, fronting on Route 12A,
39 owned by the applicants. As proposed .07 acres will be transferred from one lot owned by Terry Sams
40 (256-29-1) to the adjacent lot also owned by Terry Sams (256-29-2). Next, .07 acres is transferred from
41 land of Terry Sams (256-29-2) to land of Michael Malone (256-26). Surveyor Chris Rollins took the
42 board through the details of the application. If approved, the annexation could possibly allow Mr. Sams
43 to be able to obtain a state driveway permit for his new residence (259-29-2) and would provide Mike
44 Malone with additional frontage making the subdivision of his property a possibility. Board members
45 noted that when Mr. Sams had created the lot for his new house, a common driveway with the existing
46 house (256-29-1) was proposed and accepted by the board. Board members decided to defer action on
47 the proposal until the April 17th meeting. Between now and then the applicant may pursue a driveway

1 permit from the state and Surveyor Rollins will have both Sams and Malone attend the next meeting.
2
3

4 **Other Business:** The February 20th and March 6th minutes were approved as amended. Halleran
5 distributed materials for the April 3rd site plan review maps for the new KUA athletic fields. To
6 accommodate large number of interested persons expected to attend, the hearing will be held at the
7 Singing Hills facility at 71 King Drive off Stage Road.
8

9 The meeting adjourned at 8:45pm.
10

Jane Stephenson, Chair
Plainfield Planning Board

11
12 Submitted,

13
14 Stephen Halleran
15
16
17

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **April 3rd 2006**
3 **Singing Hills Facility**
4

5 Members Present: Jane Stephenson Ron Liston
6 Greg Davini Ruth Cassedy
7 Mike Sutherland Greg Estey
8
9

10 The meeting opened at 7:00pm
11

12 Town Administrator Stephen Halleran distributed copies of the Planning Board handbook
13 compiled by the Office of State Planning. In addition, each member was provided the latest copy
14 of the NH Planning and Land Use Regulations booklet.
15

16 Chairwoman Stephenson signed the mylar from the Quimby subdivision approved March 6th of
17 this year. Halleran noted that all application fees have been paid and the applicant will work
18 with the town on completing the recommended road improvements while the house is being
19 constructed later this year.
20

21 **KIMBALL UNION SITE PLAN REVIEW, ATHLETIC FIELD COMPLEX:** Chairwoman
22 Jane Stephenson opened the hearing by reading from the posted notice. The application is for
23 five athletic fields to be located on school land between Chellis Pond, Main Street and Route
24 120. Included in the proposal is a multi-sport artificial turf field with lights. About eighty
25 Meriden Village residents attended the hearing to learn more about this project. Chairwoman
26 Stephenson noted that she would like to see the project reviewed in two major parts: construction
27 and layout issues, and how the facility will be used once completed. Planning Board member
28 Greg Estey recused himself at this time, as he is a direct abutter to the project.
29

30 Mike Schafer, Head of School at KUA, started the presentation by explaining that this
31 project is a part of a larger campus master plan that the school hopes to carry out in the coming
32 years. The goal of the master plan is to keep Kimball Union a competitive school among its
33 peers. The KUA administration feels that consolidating all of the outside athletics into one
34 location and improving both the quality of the playing surfaces and extending the length of time
35 the fields can be used during the year are important to the school's future. Likewise Head of
36 School Schafer noted that the new facility will have benefits to the Plainfield community as well,
37 both from its use and the improved traffic flow around campus that will result the consolidation
38 of all the fields to one location. No sound systems are planned for use on the fields. It was noted
39 that the school now focuses on sport camps during the summer.

40 Pat Bucellato of Pathways Consulting began the process of explaining the project details
41 to the Planning Board. The approximately 11 acre site will be regraded and terraced to
42 accommodate the proposed fields. The school is now applying for a site specific (alteration of
43 terrain) permit from the state of New Hampshire. A requirement of this permit is that water
44 flowing from the site after the project is completed must be the same as water flowing off the
45 project area prior to the construction. The turf field will have its own piped drainage system that
will collect the water from the field and channel it directly into Chellis Pond. The natural grass

1 fields will be crowned and will essentially drain as they do now.

2 Brian McCarty of Musco lighting explained how the turf field will be lighted using the
3 company's latest "light structure green" technology. Four 70' light poles with approximately 11
4 to 12 fixtures each will be used to obtain a target of 50 candle power across the entire playing
5 facility. This target is the minimum that is needed to insure safe playing conditions for the
6 expected sports that will use the field (Lacrosse, field hockey, soccer, football). Professional
7 sports facilities that are seen on TV often have a target of 150 or more candle power on the
8 playing surface. The light towers will generate .3 candle power or less at 150' from the playing
9 surface. The fixtures proposed are endorsed by the International Dark Sky Organization as they
10 emit minimal light above the horizontal plan.

11 The company that will be responsible for installing the turf field, Norstest Turf,
12 explained that the product used is a permeable synthetic turf that will be stretched over a bed of
13 fine gravel and granular rubber. The field has a warrantied life of eight years. The field carpet
14 will cover approximately 80,000 sq ft and will weigh about 350 tons.

15 At this time Chairwoman Stephenson opened the hearing to questions, a summary of the
16 major issues raised follows. As part of these discussions, the Chair indicated that discussions
17 about the removals of the large pine trees, while important to Meriden Village residents, was not
18 an issue that the Planning Board can influence at this point, work/comments should focus on the
19 proposed fields.

20
21 Neighborhood concerns expressed included:

22
23 Details of the materials that are used to manufacture the artificial turf and what if any
24 environmental impacts leachate from these materials will have on the adjacent surface water that
25 leads directly into Blood Brook upstream of the Meriden Village Water wells. Likewise, field
26 maintenance including cleaning and sanitization is a concern.

27
28 Understanding more about what happens at the end of the field's useful life would be helpful. Is
29 the old turf material recycled or reused?

30
31 The need to understand how existing drainage areas will be impacted from having 11 acres of
32 land opened and graded. The concentration of water flow into Chellis Pond is a concern.
33 Currently that water reaches the pond from either flowing over grass or through gravel.

34
35 Given the amount of engineering that is part of this project, having the proposed work reviewed
36 by a town hired engineer was requested by Marc Rosenbaum

37
38 The plan seems to include little if any additional off street parking, besides the 400 spaces in the
39 lot adjacent to the arts center and the hockey rink. How spectators would be directed to use the
40 parking lot and access the playing fields was questioned, particularly during night games.

41
42 The proposed landscaping plans have very few details and need a lot of work to be complete.

43
44 Use of the field, whether lighted or not needs to be clarified. Head of School Schafer noted that
45 he could not see using the lights more than twenty times each year.

1 More details on the proposed light impacts. Specifically Mike Sutherland asked that plans be
2 provided that show where light emissions would be down to zero. It was noted that the closest
3 field that will use the proposed lighting technology is located at Exeter High School.
4

5 As a result of all of these comments and as the hour was approaching 10:30pm Chairwoman
6 Stephenson recessed the hearing until May 1st here at Singing Hills. Prior to that meeting the
7 applicant will provide the following information to the board:
8

- 9 1. MSDS sheets for the turf field components and cleaning solutions.
- 10 2. Enhanced drainage calculations and details on how water will be directed into Chellis Pond.
- 11 3. Details about the parking plan, including lighting, signage and improvements to the pedestrian
12 access from the lot to the fields.
- 13 4. Detailed statement about the proposed use of lights on the turf field. Breakdown should
14 include what months KUA proposes using the lights, how many nights for practices, how many
15 for competitive games, weekday versus weekend use, hours, a statement about whether rental
16 users are allowed to use the lights.
- 17 5. A complete set of lighting plans including fixture intensity at 80 degrees from nadir and at 90
18 degrees from nadir expressed in candela per 1000 lamp lumens. In addition, any summary
19 description of the percent “uplight” we can expect from fixtures would be appreciated.
- 20 6. A light pole tower balloon test needs to be scheduled (a Saturday if possible).
- 21 7. A detailed landscaping plan for the entire project including the stream bank.
- 22 8. Details of any structures on the fields, including storage buildings or bathrooms.
- 23 9. Details on how construction of the turf field will be handled including trucking access point,
24 number of yards of material that will have to be trucked to the site and length of time the
25 construction process will be underway (repeat this item for the remaining three playing field
26 phases).

27
28 The meeting was adjourned at 10:45pm.
29

30 Jane Stephenson, Chair
31 Plainfield Planning Board

32 Submitted,

33
34 Stephen Halleran
35
36

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **April 17th 2006**
3 **Meriden Town Hall**

4
5 Members Present: Jane Stephenson Greg Davini Ruth Cassedy
6 Mike Sutherland Greg Estey
7

8
9 The April 3rd meeting minutes were approved as amended. Local UVLSRPC representative Des
10 Hudson attended the meeting for the discussion on the Master Plan Survey results. In addition, Des
11 has agreed to become a Planning Board alternate and will be sworn in by the Town Clerk later this
12 week.
13

14 **Sams/Malone Annexation:** Halleran reported to board members and abutter George Koehler that
15 he has been informed by both the surveyor and the applicant that a letter withdrawing the application
16 is being forwarded to the town office. This being the case and neither applicant being in attendance,
17 the meeting moved on to the next agenda item. Halleran will next report on this case at the May 1st
18 meeting.
19

20 **KUA Athletic Field Siteplan Review:** Halleran reported that Pathway Consultants has proposed
21 this coming Saturday for the light tower “balloon test”. Board members determined that the
22 following Saturday (4/29) during the morning hours would be better for board members. Halleran
23 will report this information to Pathways Consultants. The project’s review continues on May 1st at
24 Singing Hills.
25

26 **Natural Resource Inventory:** Jane Stephenson reported that the Natural Resource Inventory (NRI)
27 subcommittee has been asked to attend the start of the May 1st meeting to give the board members
28 a brief presentation about this important ongoing project. Mike Sutherland noted that the NRI
29 subcommittee is also planning to reschedule the community workshop for later this summer. This
30 past Saturday’s workshop was not as well attended as the NRI committee had hoped.
31

32 **Master Plan Survey:** The Planning Board took time to review the full details of the completed
33 master plan survey. Concepts that were heavily supported from those responding to the survey
34 included: 1) Enhanced regulations for clear cut timber harvests, particularly were water quality was
35 at issue, 2) Enhanced protection from development for back land areas, 3) Location of residential
36 development near existing town services. 4) Local small home based business uses were strongly
37 supported, however, the survey showed concern about future large businesses being located in
38 Plainfield.

39 Board members suggested that perhaps studying other area town’s zoning ordinances might
40 provide some insight on how to continue to work these concepts into our evolving zoning ordinance.

41 The meeting adjourned at 9:00pm.

42 Jane Stephenson, Chair
43 Plainfield Planning Board

44 Submitted,
45 Stephen Halleran

1
2 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
3 **May 1st 2006**
4 **Singing Hills Facility**
5

6 Members Present: Jane Stephenson Greg Davini Ruth Cassedy
7 Greg Estey Des Hudson Robert Taylor
8 Ron Liston
9

10 The meeting opened at 7:00pm.
11

12 **Natural Resource Inventory:** Natural Resource Inventory Committee members David Grobe and
13 Shelley Hadfield provided a brief review of the progress to date on developing a natural resource
14 inventory for Plainfield. It was pointed out that Planning Board member Mike Sutherland, who is
15 currently away, has been very involved in this project. The group hopes to hold a second public
16 workshop on the project in the late summer early fall. Once completed, the inventory will help
17 establish both conservation and development goals throughout the community. The town's evolving
18 geographic information system is a valued tool in providing a visual representation of the inventory.
19 By adding various data layers (hydric soils, prime agricultural lands, wildlife corridors, etc) to
20 Plainfield base maps, board members will be able to see those areas where high priority items exist
21 and overlap. Both David and Shelley explained that when used to review specific applications,
22 the inventory is intended to provide indicators and is not a substitute for site visits. Chairwoman
23 Stephenson thanked the Shelley and Dave for the update and indicated that the NRI will, when
24 completed, be a valued part of our local planning process.
25

26 **Kimball Union Academy Athletic Fields:** Chairwoman Stephenson reopened the hearing on the
27 four athletic field proposal which includes one artificial turf field to be outfitted with four 70' light
28 towers. Jane advised all those in attendance that the applicant is video taping the hearing. As he did
29 at the first hearing, Board member and KUA abutter Greg Estey recused himself from this case and
30 joined the audience.

31 Jane Stephenson updated the group by indicating that the applicant, this past Saturday,
32 provided a balloon test to visually demonstrate the proposed light pole locations and towers heights.
33 The date and time of the test was publicized and Jane hopes that all who wished had an opportunity
34 to visit the site during the test.

35 Pat Bucellato from Pathways Consulting noted the applicant's presentation tonight involved
36 reporting back on the specific information that the board requested as a result of the first meeting.
37 Each board member has received that information as part of the meeting mailing for tonight.

38 Starting the presentation Northeast Turf explained several turf related reports that have been
39 added to the file. Their testing shows that the turf field acts as a filter to rain water resulting in a
40 cleaner product exiting the drainage system than would otherwise have existed. In addition, the
41 company provided test results concerning the rubber aggregate used in the field construction. The
42 company noted that there are 1,500 installation of the their product nation wide. Generally speaking
43 the life of the fields is 10-12 years, typically maintenance involves washing with hot water. There
44 are cleaners available for the turf, however, most customers use water.

45 It is expected that constructing the field will require between 110-120 truck loads of material

1 being delivered to the site.

2 Meriden resident Marc Rosenbaul thanked the company for providing the MSDS sheets and
3 noted that these type of sheets refer to hazards for humans only. Further Marc noted that the rubber
4 product does include DEHP which is a suspected cancer causing agent in humans and a known
5 cancer causing agent in other animals.

6 To reduce the potential for negatively effecting surface water quality, David Grobe asked if
7 the applicant has considered using a dry well system for handling the field run off. Pat Bucellato
8 noted that this has not been considered, based on boring data it appears that the subsoils at the site
9 are too densely compacted to allow for such a system to work effectively.

10 Brian McCarty of Musco lighting explained the now completed detailed light study for the
11 proposed field. Responding to a question from board member Des Hudson, Brian indicated that
12 lower the light towers significantly impacts outer edge light spillover and raising the towers over the
13 proposed 70' has a minimal impact on further reducing the spillover. Pat Bucellato reported that,
14 in his view, from many angles the light poles do not extend above the horizon and will therefore
15 blend into the surrounding hillsides during daylight hours. It was pointed out that a balloon on a
16 string is not an accurate representation of what the actual poles with 13-15 light fixtures will look
17 like.

18 Returning to the light study, Brian McCarty futher explained that this time the spill over from
19 the lights reaches approximately zero candle powers at 150' from the field. Jane Stephenson said
20 that she thinks its unreasonable for residents to think that the lights will not be noticeable when
21 turned on, and that controlling the hours of the use of the lights is an important part of any approval.
22 Marc Rosenbaum questioned whether approval of this project was already implied. Stephenson
23 responded that this was not the case, but that, if approved, a detailed understanding of when the
24 lights were to be used would be necessary.

25 William Flynn, landscape architect, reviewed the updated landscaping plan for the project.
26 The plan involves three main areas, NH Route 120, Main Street and the replacement of the riparian
27 buffer along the Chellis Pond drainage way. See attached report for details.

28 White oaks, pines, and maples along with some under story plantings are all part of the plan.
29 Resident Margaret Gibson started a general discussion about the goal of the plan, whether it was to
30 screen the fields from Main Street or to spatially define the area. Mr. Flynn made it clear that his
31 goal with this plan was to define the athletic field area, yet making it clearly part of the entire view
32 shed which is the Kimball Union campus. Screening the fields was not the goal.

33 William Flynn reported that he is still working on the details of improving the walking path
34 from the hockey rink parking lot to the field complex, but that this path will include a small wooden
35 bridge, lighting similar to the fixtures used on Main Street. More details on this will be forthcoming.
36 Aside from ADA parking, the hockey rink lot continues to be the proposed parking facility to service
37 the fields. Head of Operations Doug Plummer noted that when the fields are used it will be the off
38 season for the hockey rink.

39 Speaking to the issues of existing and proposed structures, Head of School Mike Schafer
40 reported that the Penniman barn is to be dismantled and relocated. It is hoped that the barn can be
41 converted to a woodworking shop to be located near the arts center. The existing small brick
42 building on the site is to be moved and used as bathrooms for the new fields. Its new location is now
43 shown on the updated plans.

44 Marc Rosenbaum asked that the project limits be clearly defined, he noted that some of the
45 plans on file and the plans discussed this evening seem to be in variance with one another. Where

1 cutting and filling starts and ends is an important piece of the project. Pat Bucellato acknowledged
2 that there are some decisions that still need to be made about retaining walls and berms, but that
3 regardless of those outcomes the project will function as designed.

4 At this time board members determined that a peer review of the project by town engineer
5 Lou Caron would be valuable to the process in helping the board understanding all of the engineering
6 data. Halleran was instructed to have the review done as quickly as possible. Lou Caron will be
7 asked to attend the May 15th meeting to report on this work to date. The applicant will reimburse
8 the town for all costs associated with the review.

9 Halleran, at the board's direction will also ask Fire Chief David Best and Police Chief
10 Gordon Gillens to review the project from each of their department's perspectives. The hearing was
11 recessed at 9:45pm until May 15th at 7pm, at the Coffin meeting room in at the Kimball Union
12 Academy dining hall.

13 **Other Business:** Halleran reported that Kevin MacNamara has now applied for the building permit
14 for his new shop (40'X60') that received site plan approval last September. The required landscaping
15 has been installed and to date there have been no issues with abutters. The business has operated
16 there over the last six months. If allowed, Kevin would like to move the shop across the driveway
17 from the location approved on the site plan. Direct abutter Tim Ball has indicated this is not a
18 problem for him and might even reduce the visibility of the structure from this property. It was noted
19 that this change will likely make the building more visible from Stage Road. Board members agreed
20 to the change with the condition that no trees be removed from the bank facing stage road and that
21 additional screening be installed along this area.

22
23 The meeting adjourned at 10:00pm.

24
25 Jane Stephenson, Chair
26 Plainfield Planning Board

27 Submitted,
28 Stephen Halleran
29
30

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **May 15th 2006**
3 **Coffin Meeting Room, KUA Dining Hall**
4

5 Members Present: Jane Stephenson Greg Davini Ruth Cassedy
6 Des Hudson Robert Taylor Mike Sutherland
7 Ron Liston
8

9 The meeting opened at 6:00pm with a site walk of the proposed athletic field complex with town
10 engineer Lou Caron. Attending the walk were: Hugh McGraw, William Flynn, Attorney Bernie
11 Waugh, Pat Bucello, Lou Caron, Greg Davini, Mike Sutherland, Des Hudson, Ron Liston, Betsy
12 Ryebeck-Lynd, Marc Rosenbaum, Stephen Halleran. The group parked in the hockey rink lot and
13 walked down the proposed path over the small stream exiting from Chellis Pond and onto the
14 project site. Landscape Architect William Flynn explained the proposed path improvements which
15 include five light fixtures of the same design as used on Main Street. The path will be gravel and
16 graded so that it does not exceed a slope of more than 8%. It was noted that the site walk is
17 occurring directly after the area received nearly 5" of rain in the past two days. Engineer Caron
18 explained that during construction he is recommending that significant temporary erosion control
19 be installed to protect the surface water along the western edge of the project.
20

21 Once on the site the group walked the perimeter of the project area with Lou Caron explaining
22 the various proposed cuts and fills along with the drainage improvements. Near the back of the
23 site the group noted the high water table and the existence of a vernal pool in the northeastern
24 corner of the project area, just over an existing stonewall. A clay barrier will be installed to
25 insure that the project does not drain the vernal pool.
26

27 At the former Duty Stickney house engineer Caron explained that a cut of about 5' is proposed
28 with a retaining wall and fence to keep residents of the house from falling off their back lawn.
29 The wall will come within about 15' of the existing rear deck of the house. Halleran noted that as
30 part of the final review some additional information will be needed about the lot lines for this
31 property which was recently purchased by the school. Planning Board members asked that given
32 the extreme cut at this location, information about the septic system for the house would also be
33 needed. It was not immediately clear whether the house is on the waste water system or has a
34 private system.
35

36 Completing the perimeter walk, it was noted that the brick building in the center of the project
37 area will be relocated to the western edge the project and used as restrooms.
38

39 The group moved up to the KUA dining hall for the continuation of the hearing on the project.
40

41 **7:10pm.**
42

43 The board's May 1st minutes were approved as amended.
44

45 Jane Stephenson opened the recessed hearing and asked Lou Caron to review his initial work with
46 the group concerning the peer review of the engineering for this project. Lou went over the details

1 found in his report. See attached. Sediment control and drainage plans for the turf field are the
2 areas of greatest concern for Lou.

3
4 Pat Bucellato from Pathways indicated that based on grading recommendations from Lou Caron he
5 has lowered the practice field another one to two feet which has allowed the project to become a
6 balanced site. This being the case, the only materials to be brought on the site will be the bedding
7 materials for the turf field. Pat noted that he has gone over all of the recommendations made by
8 Lou Caron and he is in agreement with all of them. The school plans to have test pits dug in the
9 next few days to see if the proposed additional drainage that Lou has recommended is feasible.

10
11 Marc Rosenbaum and Lee Lynd continued to raise concerns that the water from the drainage system
12 will result in a concentrated increased flow into Chellis Pond and the adjacent small stream and that
13 water quality issues will arise. Lou Caron supported Pathways position that the water will not be
14 sufficient to result in environmental damage. Lou pointed out that the turf field will not receive
15 fertilizer treatments and will thus reduce the nitrogen and phosphates going into the adjacent
16 wetland.

17
18 Head of School Mike Schafer added that one change the school would like to make is that ADA
19 parking for the facility will be located adjacent to Frost House.

20
21 Abutter Kay MacLeay requested that no invasive plant species be used on the project. William
22 Flynn responded that none are planned.

23
24 William Flynn added that the proposed path lights would be directly wired to the field lights and
25 would be on or off depending on the use of the turf field lights. A delay could be set to allow
26 spectators time to reach the parking lot prior to the lights turning off.

27
28 Lou Caron will continue his review of the project. The following items are outstanding: 1. State
29 site specific permit, 2. State DOT permit to connect into the existing catch basins on Route 120, 3.
30 Information on the lot lines and septic system status for the Duty Stickney house, 3. Test pit data for
31 the field drainage.

32
33 Des Hudson moved to find the application complete, conditional on the three items above, the
34 motion was seconded and voted in the affirmative. Marc Rosenbaum questioned the process given
35 that the application was not complete. Des noted that the designation simply means that the board
36 has reviewed all aspects of the proposal and has indicated which items are in hand and which it
37 expects to have prior to making any final decision.

38
39 Halleran was instructed to move forward with noticing the final hearing on the project, which will
40 take place on June 5th.

41
42 Chairwoman Stephenson focused the discussion on the operational aspects of the fields. There was
43 some confusion as to how many times each year KUA anticipates using the lighted field. Head of
44 School Mike Schafer indicated that the current usage proposal is the one provided by Hugh
45 McGraw dated May 2nd. Copy attached.

46
47 Members of the public present requested that any approval be initially very conservative until the
48 full impact of the lights is known. It was suggested that part of the approval might be a future

1 review of the project once it has been built and is up and running for a period of time. Paul
2 Merchant indicated that while he does not object to KUA's proposed fields, he has an observatory
3 at his home and viewing the night sky is important to him and his family. What impact the lights
4 will have on that is not known.
5

6 Mike Schafer added that the lights will likely be used about twenty times a year, mainly in March,
7 October and November. Mike Schafer indicated that the school has no objections returning to the
8 board in the future to review the completed fields and lights once all are operational. He did urge
9 the Planning Board to grant any approval in such a manner that the fields can be used in a
10 reasonable manner. Hugh McGraw noted that the fields are not intended to be viewed as a negative
11 thing for the community, but rather as a positive place for kids to become involved in athletic
12 activities.
13

14 The initial hearing was closed at 9:20pm. The project will move into its final review phase on
15 Monday June 5th at the Plainfield Town Hall in Plainfield Village.
16

17 **Other Business:** Halleran reported that the Planning Board will be involved in a site plan review of
18 a proposed 70'X120' steel building to be built on land owned by Matt Jackson off Route 12A.
19 Board members indicated a sitewalk for this project would be helpful. The building will likely be
20 quite visible from Route 12A and the Plainfield Village area.
21

22 The meeting adjourned at 9:30pm.
23
24

Jane Stephenson, Chair
Plainfield Planning Board

27 Submitted,
28 Stephen Halleran
29
30

1
2 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
3 **June 5th 2006**
4 **Plainfield Town Hall**
5

6 Members Present: Jane Stephenson Greg Davini Ruth Cassedy
7 Des Hudson Robert Taylor Mike Sutherland
8 Ron Liston Greg Estey
9

10
11 **Matt Jackson Site Visit Route 12A:** The Planning Board met on the proposed site for Mr. Jackson's
12 70'X120' steel building to be used for storage and repair of his personal car collection. No commercial
13 business is proposed for the site. The site is directly across from 823 Route 12A. Abutter and Planning
14 Board member Mike Sutherland noted that he is recusing himself from this proceeding. Matt and his
15 consultant Edward Friedman of Trumbull Nelson walked the board around the site indicating the
16 location of the four corners of the proposed building. The gable end of the building will face Route
17 12A. As proposed, the structure will stand approximately 27' tall to the roof ridge top. The building
18 will be green in color and will have a very flat pitch to the roof. Abutter Todd MacDonald noted that
19 he has right of way over the property, which he reserved prior to selling the parcel to Matt Jackson.
20

21 **Plainfield Town Hall**
22

23 **Matt Jackson Site Plan Review:** Chairwoman Jane Stephenson opened the posted site plan review
24 hearing for the proposed 70' X120' building. Planning Board member Mike Sutherland, repeated that
25 he has recused himself from the board for this application, as he is an abutter. Mike explained that his
26 main concern with the project is the proposed height of the building, which at 26' makes it taller than
27 many of the large box stores. The building is to be located about 330' from Route 12A. Potential future
28 use of the building as a business was discussed. Matt noted that his plans are entirely for personal use,
29 no business. Board members made it very clear that, if approved, the size of the building in no way
30 implies any future approvals for a business use. Any proposed use would have to be judged by the
31 Zoning Board on its merits at that time.

32 Cheryl Grabe explained that much of her concern about the project is centered on how sound
33 travels on that hill. Maintaining a quiet neighborhood is important to her.

34 Ed Friedman explained the construction of the steel building and the details of the proposal.
35 The building and its roof will be green. Outside lighting will be limited to motion activated lights mainly
36 at the rear of the building. Any lights for the building will be full cut off fixtures.

37 The applicant indicated that if it would help in the process he is willing to have his design team
38 consider moving the building a little further back on the lot and lowering the front half of the building
39 by eight feet. To assist with this discussion, it was determined that a balloon test would be performed
40 on Saturday June 10th after 10am. The applicant will fly a balloon at the proposed height of the building.

41 Board members asked that for the next meeting, additional information be provided with regard
42 to landscaping and drainage.
43

44 **Kimball Union Academy Site Plan Review athletic Fields,** see April, May minutes for background.
45 Jane Stephenson opened this final hearing on the proposal. Business Manager Hugh McGraw provided
46 the board with a letter dated June 5th detailing anticipated construction activities. See file.

47 Pat Bucellato explained the new information provided since the last meeting. Many of the

1 changes that have been made are designed to address recommendations made by Town Engineer Lou
2 Caron. See file.

3 The board held a procedural discussion concerning how to break the project into manageable
4 bites. It was determined that the board deliberations would initially focus on construction issues
5 including the construction of the lighted artificial field. Use of the fields and lights would be handled
6 next.

7 This being the case member Des Hudson moved to approve the construction of the field subject
8 to the following conditions:
9

- 10 1. The applicant shall fully comply with this Application submissions and all the pertaining plans
11 and documents submitted by the applicant, and with the Site Plan Regulations and the Zoning
12 Ordinance of the Town of Plainfield. All required state permits must be obtained before
13 construction begins.
- 14 2. Approvals of Site Plan is conditioned upon and limited to the proposal and plans as updated
15 per May 24, 2005 Revision (see Index of Plans on Site Plan) and supporting documents
16 submitted and affirmed to by the applicant and/or his professional representatives on May 24,
17 2006 in response to concerns raised at May 15 hearing. Any variation from the plans, proposals,
18 and supporting documents, except for minor changes that do not affect approval standards, are
19 subject to review and approval in a formal public hearing after proper abutter notification. It
20 has been agreed that the merger of lot 103/6 with lot 103/4 is not required and will not occur.
21 Approval is conditional on final sign off of plans by Town Engineer including revised drainage
22 plan.
- 23 3. Minor changes in approved plans necessary to address field conditions may be approved by the
24 Town Administrator/Code Enforcement Officer or Town Engineer provided that any such
25 change does not affect compliance with the standards or alter the essential nature of the
26 proposal. The Town Administrator/ Engineer/Code Enforcement Officer shall endorse any
27 such change in writing on the approved plan.
- 28 4. Town Engineer will submit proposal on monitoring of project implementation required to
29 ensure Town requirements are met. Applicant will review/approve and post bond for the
30 associated costs.
- 31 5. A bond will be required to ensure completion of landscape per plans. Town Administrator to
32 resolve amount with Applicant.
- 33 6. No snow shall be stock piled within 100 feet of Chellis Pond and the associated stream.
- 34 7. A review of the Phase II of the landscaping will be presented to the Planning Board at a public
35 hearing no later than 1 August 2007.
- 36 8. KUA will inform the abutters by letter or circular of the construction schedule prior to job start
37 on each phase of the job.
- 38 9. A separate motion will be proposed to cover the operations aspects of the application, including
39 lighting. The Planning Board has as an objective to achieve a balance between the safe and
40 secure use of the playfields and the Town's objective to preserve the rural atmosphere and dark
41 skies of the community. The Planning Board proposes to conduct a further public review of the
42 impact of the Turf Field lighting in June 2007. At that time further measures to decrease light
43 pollution, degradation of the night sky and/or glare may be required. In addition further
44 restrictions of hours of use may be required.
45
46
47
48

1 After a full discussion the motion was approved on a unanimous vote. Halleran noted that
2 based on this approval the record indicates that the following items must be completed
3 prior to the start of construction: Issuance of a NH DES site specific permit, receipt of a
4 landscape bond, receipt of final report by town engineer including a review of all final
5 changes, receipt of a proposal for environmental monitoring of the project during
6 construction by town engineer Lou Caron and subsequent approval by Kimball Union..
7

8 The discussion now turned to operation details of how the lighted turf field will be utilized.
9 Chairwoman Stephenson asked her board how they felt about the appropriateness of a
10 lighted field. While acknowledging KUA's point of view concerning the need for lights,
11 board member Cassedy voiced reservation about that need and expressed concerns about
12 the potential long range impact, both aesthetic and functional, of the lights on the
13 neighborhood. A majority of board members felt that having a lighted field as part of a
14 private boarding school was not inappropriate. Board members also acknowledged that the
15 applicant has made significant efforts to minimize the impact of the lights on the Meriden
16 Village.
17

18 Chairman Stephenson moved to approve the use of the field with the following conditions:
19

- 20 1)Field lights will not be used from Thanksgiving break to February 20th 2007.
- 21 2)Field lights will not be used from commencement to the start of fall practice schedules.
- 22 3)Field lights may be used for six fall night games.
- 23 4)Field lights may be used for six spring night games.
- 24 5)Field lights will be turned off by 9pm, path lighting by 10pm.
- 25 6)Field lights will not be used on Wednesday or Sunday nights.
- 26 7)Field Lights will not be used before 4pm or after 9pm.
- 27 8)No electronic sound amplification devices will be used on any of the proposed fields.
- 28 9)Field lights may not be used by renters of the field.
29

30 The project will be reviewed by the Planning Board in June of 2007 with notice to both
31 KUA and abutters. The purpose of this hearing will be to evaluate the impacts of the lights
32 and to see what if any modifications of the above conditions would be appropriate.
33

34 The motion was approved by a unanimous vote of the Board. The June 5th meeting
35 adjourned at 9:00pm.
36

Jane Stephenson, Chair
Plainfield Planning Board

37
38
39 Submitted,
40 Stephen Halleran
41
42
43

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48

MINUTES OF THE PLAINFIELD PLANNING BOARD
June 19th 2006
Plainfield Town Hall

Members Present: Jane Stephenson Greg Davini
 Des Hudson Robert Taylor
 Mike Sutherland Ruth Cassedy
 Ron Liston

James Griffiths Subdivision: Chairwoman Stephenson opened the hearing by reading the posted notice. The project involves 191 acres with buildings currently inventoried as tax maps 212-1 7.0 acres and 212-2 184.0 acres. If approved, this land will be split into three lots. Lot 1-11.07 acres with buildings, lot 2-21.68 acres with buildings and lot 3-158 acres undeveloped. The property is zoned RC-1. Mr. Griffiths explained that this project is designed to accommodate his family, no new houses are planned, although an existing house will be replaced and perhaps some agricultural buildings may be added. All lots satisfy the four to one ratio, no new driveway curb cuts are proposed. There being no abutters wishing to comment, Chairwoman Stephenson moved to find the application complete. The motion was seconded and voted in the affirmative. A motion to approve was made seconded and voted in the affirmative with the condition that the ten year rule language concerning future subdivisions be added to the plan.

Matt Jackson Site Plan Review: Chairwoman Jane Stephenson reopened the posted site plan review hearing for the proposed 70' X120' building. Planning Board member Mike Sutherland, repeated that he has recused himself from the board for this application, as he is an abutter.

Board members discussed the results of the balloon test which was designed to demonstrate how the building will be viewed from Plainfield Village. Board members noted that the balloons were visible from the Stage Road ballfield and the Plain cemetery. Matt Jackson indicated that after considering several building height modifications the building is remains in size and shape as originally proposed.

Abutter Todd MacDonald added for the record that he has some private right of way issues that he needs to work out with Matt Jackson. The has a right to access his back field over Matt's garage property which was formal owned by Todd and his wife Deena.

Matt Jackson explained that since the last meeting a landscape plan has been designed for the project. In addition, the building will be pushed back some 4' to 6' along the Route 12A side. The landscape plan includes the planting of about a dozen 8' to 10' tall whitepines. After much discussion it was determined that a more detailed landscape plan the southeastern corner of the building will be necessary. This plan to include a planting of trees or shrubs at the building pad elevation to help break up the profile of the structure.

Drainage from the site will be handled with both an open ditch system and a 600 gallon dry well. The dry well is designed to slow down the water discharge over the embankment. The access drive is located to the south and is higher than the ditch so run off from the south side of the building should not impact the MacDonald house.

Halleran offered that one of the frustrations with this application has been that the town's site plan review regulations are not intended to regulate private buildings that are to be used for personal use. Board members agreed noting that it might be time to consider a

1 requirement that all buildings over a certain size go through site plan review. Making the
2 town's design guidelines mandatory for all buildings needing site plan review was also briefly
3 discussed. Board members noted that all of this is real balancing act between the wishes of
4 the community as a whole and the rights of private landowners to use their property.

5 There being no other comments, Hudson moved to approve the site plan as
6 amended, mainly that the building will be moved back a minimum of 4', landscaping to be as
7 presented on the landscaping page with the addition of a more specific plan for the south
8 east corner of the building, all outside lights on the property will be full cut off style fixtures,
9 vehicle parking will be to the rear of the building. The motion was seconded and voted in
10 the affirmative.

11
12 **Other business:** Surveyor Tom Dombrowski met with the board to discuss the possibility
13 of a three lot subdivision of the Cullinan property on Whitaker Road. The 54 acre parcel is a
14 mixture of fields and forested land with some wetland areas. Board members encouraged
15 the use of building envelopes and the use of a common driveway. Consulting with the
16 Conservation Commission was also encouraged as well as the use of the town's
17 Conservation Design subdivision process. Mr. Dombrowski will take this information to the
18 owner before moving forward with any project.

19
20 The meeting adjourned at 9:00pm. The Board's next meeting will be July 17th at the Meriden
21 Town Hall.

22
23 Jane Stephenson, Chair
24 Plainfield Planning Board

25 Submitted,
26 Stephen Halleran
27
28

1
2
3
4
5
6
7
8
9

MINUTES OF THE PLAINFIELD PLANNING BOARD
July 17th 2006
Plainfield Town Hall

10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

Members Present: Jane Stephenson Greg Estey
 Robert Taylor Ruth Cassedy
 Ron Liston

28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48

Townline Equipment Site Plan Review: Jane Stephenson opened the hearing on the proposal which involves the replacement of the existing 6,500 sq ft main shop building with an 18,000 sq ft new shop. Pat Buccellato of Pathways Consultants walked the board through the proposal. The new shop will be located exactly where the current one is, but will of course be much larger. The new building is no closer to the state highway and meets all required state and local setbacks. The retail front of the structure will be the north gable end and will include a covered porch. Inside the building there will be the business office, a new show room, parts counter and sales offices. The repair shop will be much larger and include many safety enhancements for the mechanics, and allow much of the work that is now done outside to be done inside. The proposal includes a waiver request of the town's lot coverage requirement of no more than 20% impervious surface, as planned lot coverage is 22%. Likewise, a waiver request of the sign ordinance requirement that allows no more than two pole signs is requested. Three are proposed. Building signage is as follows: the east side of the building (Rte 12A) will have a sign that reads Townline Equipment. The north end of the building will read Case. The Townline Equipment sign on the existing pole barn will be removed. The business will have a total of 240' square feet of signage, the ordinance will allow 256 sq ft. The three illuminated pole signs would each have one product name on them, Kubota, Case, New Holland.

Halleran noted that the sign ordinance and lot coverage issues are zoning ordinances and cannot be waived by the Planning Board. This being the situation Pat Buccellato and Robert Marrazzo agreed to modify the application to meet the 20% lot coverage requirement and the Case and New Holland sign poles will be combined eliminating one pole, thus bringing the proposal into conformance.

Based on the building size site plan review regulations require more than 100 parking spaces; 48 are proposed, 30 for employee and 18 for customers. A traffic survey by the owner indicates that even on the busiest days 18 customer spaces will be more than adequate. This waiver will allow for the maximum green space.

Fire Chief Currier noted that from a site layout he feels the new proposal is superior to the existing layout. Robert Marrazzo indicated that prior to occupancy of the new building all applicable fire and life safety codes will be satisfied. Townline is hiring a separate design company to handle this part of the project. Mr. Marrazzo went on to explain that hazardous waste material on site is limited to parts cleaner fluid which is collected and disposed of by an outside contractor. Townline maintains a state required spillage plan. Used oil is stored in 55 gallon drums with secondary containment provided for each barrel.

Responding to a question from Ralph Demasi, Mr. Marrazzo indicated that all steam cleaning will be done inside in a designated area of the new shop. Abutter Richard Colburn and Ralph Demasi both raised concern about snow storage areas indicating that in the past snow storage has been a challenge on the site. Pat indicated that snow storage areas can be designated for the site.

1 With the exception of some recessed lighting on the retail front “porch” no
2 additional lighting is proposed over what is currently used on the site .

3 In moving forward with the application, board members requested the following
4 additional information: 1) An amended signage breakdown showing how the proposal
5 conforms to the ordinance. 2) A copy of the businesses hazardous material safety plans, 3) A
6 lighting plan for the new porch, 4) A cursory review of the drainage and site plan by town
7 engineer Lou Caron

8 The site plan review was recessed until August 7th at 7pm.
9

10 **Kevin O’Reilly:** Preliminary discussion on a two lot subdivision of the nine acre lot
11 previously owned by Kathleen O’Leary at 6 Stage Road. Mr. O’Reilly, the new owner, is
12 proposing to divide the VR zoned property into two lots ; the existing barns will sit on a 7-8
13 acre lot and the existing brick house will be on a 2-3 acre lot. As part of the proposal the
14 farm land would be protected by a deed restriction. Initially Mr. O’Reilly considered three
15 lots, however, he now feels that two is more in keeping with the existing development on
16 the site. Board members supported the deed restriction idea. It was noted that some of this
17 land is within the Meriden Village Water District protective well radius.
18

19 **Cullihan:** Surveyor Tom Dombrowski held a second meeting with the Planning Board
20 concerning the division of this 54 acre Whitaker Road property into three lots. Owner Ed
21 Cullinan was in attendance. Three driveways are proposed and have been reviewed by the
22 town’s Road Agent Ken Stocker, who in this case feels that three access points minimizes
23 the impact on the land by reducing the number of trees that must be removed. Building
24 envelopes have been proposed to set the new houses out of existing fields and away from
25 the roadway. Private covenants between each of the lots will protect view sheds and provide
26 vegetative buffers from the roadway and each of the houes.
27 Board members felt this current proposal was much better defined than what was discussed
28 last time.
29

30 The meeting adjourned at 9:00pm.
31

32 Submitted,
33 Stephen Halleran
34
35
36

Jane Stephenson, Chair
Plainfield Planning Board

1
2
3
4
5
6
7
8
9

MINUTES OF THE PLAINFIELD PLANNING BOARD
August 7th 2006
Plainfield Town Hall

10
11
12
13
14
15

Members Present:	Jane Stephenson	Greg Estey
	Robert Taylor	Mike Sutherland
	Ron Liston	Des Hudson

16
17
18
19
20
21
22
23
24
25
26
27
28

Townline Equipment Site Plan Review Continuation: Chairwoman Stephenson reopened the hearing which involves the replacement of the existing 6,500 sq ft main shop building with an 18,000 sq ft new shop. A recently received letter from Ralph Demasi was entered into the record and distributed to board members. In the letter Mr. Demasi asks the board to defer action on the proposal pending an additional review by an engineer he has retained.

29
30
31
32
33
34
35
36
37
38
39
40

Pat Buccellato of Pathways reviewed the details of the sitewalk done with Town Engineer Lou Caron. He noted that the revised application now includes Lou Caron's recommendations. These include improved drainage catch basin structures for the inlet areas of the infiltration system and a lengthened paved apron onto Route 12A to reduce stones from the Townline lot being pulled onto Route 12A. See the Lou Caron report in the application file. The drainage system as revised has been deemed adequate by the town engineer. Board members questioned whether the employee parking could be moved further to the back of the lot. Owner Robert Marrazzo indicated that this would not be a problem if board members felt that arrangement would be an improvement. Discussion went back and forth about which of the two areas was the most appropriate. Moving it to the back of the lot has the potential to impact neighboring residences. In its proposed location the parking is well screened from Route 12A by an existing building and a vegetative buffer with Ferry Hill Road.

41
42
43
44
45
46
47
48

Pat Buccellato went on to explain that snow storage is now proposed for three areas. See plans. Two smaller sites are located to the north of the new building, with a larger area to the south of the building. Abutter Ralph Demasi requested that the board provide his property additional protections from both the storm water run off from the Townline property and the proposed snow storage areas which, in his view, both have the potential to impact his property. In addition, Mr. Demasi does not feel that the property, as proposed for development, will satisfy the town's 20% lot coverage requirement.

After much discussion about elevations and water flow, the applicant agreed to install three earth berms to insure that neither storm water runoff or melting snow impacts adjacent property and the small stream that runs through the property.

Pat Buccellato reaffirmed that Pathways has calculated the lot coverage as outlined in the zoning ordinance and as revised, this plan now meets the requirement.

Nancy Franklin stated that this business supports the agricultural community in Plainfield. She does not see a problem with either the proposed structure or its proximity to Route 12A. Other members of the public in attendance questioned the appropriateness of a business this size in the Village Residential Zone, and whether or not approving this plan would encourage other large business to locate in the village. Those in attendance were made aware of the time lines

1 for proposing changes to the zoning ordinance. It was noted that the Village Residential Zone
2 is the least restrictive zone in the town's system and is not designed to function as a historical
3 preservation district.
4

5 A discussion followed about a landscape plan that could break up the 170' length of the
6 proposed building that will parallel Route 12A. Existing landscaping is to remain in place. The
7 applicant agreed to add additional trees and shrubs to improve the impact of the long side of
8 this large building. At this point the public hearing was closed and board members began their
9 deliberation on the proposal.
10

11 Results of this deliberation are as outlined below:
12

13 Board members first discussed proposed lighting for the new building and grounds. All lighting
14 fixtures will meet national standards for full cut off fixtures.
15

16 Noise from the business will be reduced, as much work that is done outside will now be moved
17 inside the new structure.
18

19 Reacting to an earlier statement from a resident of Cornish, Board members determined that
20 this project does not have regional impact as outlined in RSA36 54-58.
21

22 Based on testimony at the hearing ,employee parking will be as proposed and will not be
23 relocated to the rear of the lot. In addition, based on the existing status of this business which
24 was established in 1971, the available data provided by the applicant on historical customer
25 traffic, the proposed customer parking plan was accepted, thus allowing for more green space
26 directly adjacent to the building. It was noted that with the new structure no customer or
27 employee vehicles will be parked adjacent to Route 12A along the east side of the building.
28

29 A final engineering review will occur relative to the three berms now proposed to be installed
30 to supplement the proposed drainage plan.
31

32 The proposed landscaping plan, will now include at least four additional deciduous trees along
33 the east side of the building facing Route 12A.
34

35 Before occupancy the building will undergo, at the applicant's expense, a complete life safety
36 code review demonstrating compliance with applicable codes.
37

38 The business' spill prevention and handling plan is now on file at the town office.
39

40 The above being agreed to, member Hudson moved to approved the site plan. The motion was
41 seconded and voted in the affirmative.
42

43 Resident Judy Atwater asked that the Planning Board consider a six month hold on all business
44 applications to the town pending needed adjustments in the zoning ordinance. In Judy's view
45 the town regulations are not protecting the town's villages from large scale development.
46
47
48

1 **Edward Cullinan subdivision of property accessed from Whitaker Road.** Chairwoman
2 Stephenson opened the public hearing by reading the posted notice. The project involves 54
3 acres of land currently inventoried as tax map 252 lot 9. If approved, this land will be split into
4 three lots. Lot 1-11.65 acres, lot 2-11.65 acres and lot 3-30.85 acres. The property is zoned Rural
5 Residential and is not served by municipal water or sewer. Survey Dombrowski noted that the
6 plan now includes building envelopes where the applicant has agreed all development will take
7 place. Areas outside the envelopes, not needed for driveway development, will be left in the
8 existing undeveloped state. No further subdivision of the property will be allowed as well.
9 Owner Edward Cullinan confirmed these statements.

10
11 Abutters Richard Horne and John Burbee noted that they do not oppose the project, but they
12 are concerned about additional water running onto their property. Currently, the ditchlines on
13 Whitaker Road need cleaning and the existing drainage ways are not working as designed.
14 Halleran noted that he will have the Road Agent look into this and to make sure that existing
15 culverts are properly sized. If the cross pipes require up sizing the applicant may be asked to
16 participate in paying for some of the cost of that upgrade.

17
18 Each lot will have its own driveway, well and private septic. The owner plans to impose private
19 covenants on each lot. However, with the exception of the building envelopes shown on the
20 plan these will not be town issues.

21
22 There being no other questions or comments a motion to find the subdivision complete was
23 made seconded and voted in the affirmative. A motion to approve the application was
24 approved. Pending a correction to the location of a properly listed abutters property, a mylar
25 and final prints for signing will be forwarded to the town office.

26
27 The meeting adjourned at 9:47pm.

28
29 Jane Stephenson, Chair
30 Plainfield Planning Board

31 Submitted,
32 Stephen Halleran
33
34
35

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **August 21st 2006**
3 **Meriden Town Hall**
4

5 Members Present: Jane Stephenson Greg Estey
6 Mike Sutherland Ruth Cassedy
7 Ron Liston Des Hudson
8

9 **Alice Jordan:** Chairwoman Stephenson opened the public hearing by reading the posting. The
10 project involves 104 acres of land located at 228 Westgate Road currently inventoried as tax
11 map 255-06, 260-03 and 260-05. If approved, this land will now be inventoried as two lots: Lot
12 1-56.74 acres containing the existing residence and lot 2-46.76 acres containing agricultural
13 buildings and improvements. The property is zoned Village Residential and Rural Residential
14 respectively and is not served by municipal water or sewer. Donald Jordan explained the project
15 to the Planning Board. Basically the division will clarify both the town's assessing and land use
16 records to show that the land on the west side of Spencer Roads including the existing house
17 is one lot and the remaining land mainly on the east side including the barns is a second lot.
18 Abutter Leni-Lyn Johnson questioned whether there were any plans for future subdivision. Mr.
19 Jordan indicated that at this time there are no plans, but no restrictions on further subdivision
20 are being proposed by the applicant. There being no other questions, a motion was made and
21 accepted to find the application complete. A motion to approve followed and was voted in the
22 affirmative.
23

24 **Minute Approval:** Catching up on housekeeping, the Planning Board approved the May 15th,
25 June 5th, June 19th, July 17th, and August 7th minutes as amended. Chairperson Stephenson signed
26 amended copies for the file.
27

28 **Zoning Changes:** The Planning Board started its annual review of the town's planning
29 regulations. These rules fall into three areas: Zoning, Subdivision, and Siteplan Review. Zoning
30 must be voted on by the town's legislative body, the subdivision and site plan regulations may
31 be amended by the Planning Board after a public hearing.
32

33 The following conceptual changes were discussed and will move forward with additional
34 research;
35

36 **Zoning**

- 37 1) Change the definition of frontage to mean maintained roads.
38 2) Relaxing the lot coverage requirement, which currently stands at a maximum allowable
39 coverage of 20%.
40 3) Establishing a setback from wetlands. The town has no setback now beyond state
41 regulations.
42 4) Creating some standards for how the term "nuisance" will be interpreted in the ordinance.
43

44 **Subdivision**

- 45 Changing or eliminating the 4 to 1 ratio.
46 Creating incentives for use of the conservation design approach to subdivision.
47
48

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17

Site Plan Review

Requiring all buildings in town over a certain size to go through site plan review.
Making sure that the definitions in all three regulations are the same and that citations are updated.

The Planning Board will work on each of these in more detail throughout the fall.

The meeting adjourned at 9:15pm.

Jane Stephenson, Chair
Plainfield Planning Board

Submitted,
Stephen Halleran

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**

2 **September 18th 2006**

3 **Meriden Town Hall**

4 Members Present: Jane Stephenson Greg Estey
5 Greg Davini Des Hudson
6

7 The meeting opened at 7pm
8

9 **KUA Athletic Fields:** Chief Financial Officer Hugh McGraw met with the Planning Board to
10 update the board on the status of the lighted field project. The turf field is now installed and
11 being used for practices. The first game will be on the field in early October. The project is
12 moving on with phase II at this time. The large retaining wall planned for near Route 120 has
13 been eliminated and replaced with a sloped bank. This was accomplished by narrowing up the
14 adjacent field. The power connection to the lighted fields will now come off Main Street and
15 be entirely underground including the Main Street crossing.

16 The brick building planned for relocation was not able to be moved and in the end the
17 the building was demolished and at this time no bathhouse is planned for the field.

18 The old barn on the site, which KUA had said in May would be dismantled by students
19 and faculty and reused elsewhere on the campus as wood working shop, was torn down. Kit
20 Creeger saw the demolition in progress and was able to save some of the barn frame to use for
21 his own project. Jane Stephenson expressed her displeasure with the way the barn issue was
22 handled. She noted that the historical society had previously corresponded with Mike Schafer
23 and the historical importance of some of the barns on the campus, and even provided KUA
24 with names of people in NH who specialize in barn preservation projects. Had KUA made any
25 effort to notify the KUA and Plainfield Community, including the Historical Society, or the barn
26 experts, that they intended to demolish the barn, it's likely that someone could have been found
27 who would have dismantled the barn carefully and reused it.

28 Work is now in progress to make the needed improvements to the path from the hockey
29 rink/Arts Center Parking lot down to the fields. Landscaping will be done in the spring as
30 outlined on the approved plan.

31 **Other Business:** The mylar for the now approved Jordan subdivision was signed and
32 will be forwarded to the Sullivan County Registry for recording. The August 21st minutes were
33 approved as amended.

34 **Zoning Changes:** The board spent the rest of the meeting working conceptually on
35 zoning changes. After a long discussion it was determined that priorities would be items such
36 as lot coverage allowances, frontage requirements for subdivision, scale and scope of businesses
37 that are allowed in the various zones. Judy Atwater and Holly Brashwell participated in this
38 portion of the discussion. They noted that their main concern is that large scale "industrial" type
39 business not be allowed in the town's various village areas. They feel that the current ordinance
40 does not prevent this from happening and it should be strengthened.

41 Draft language will be reviewed at the October 2nd meeting. Ms. Atwater will prepare a two
42 page or less document outlining what she and others feel need to be considered for changes to
43 the existing zoning ordinance as it pertains to Plainfield Village.

44 The meeting adjourned at 9:00pm.

45 Jane Stephenson, Chair
46 Plainfield Planning Board

47 Submitted,
48 Stephen Halleran

1 **NOTES THE PLAINFIELD PLANNING BOARD**
2 **October 2nd 2006**
3 **Meriden Town Hall**
4

5 Members Present: Jane Stephenson
6 Des Hudson
7 Mike Sutherland
8

9 A quorum of the board not being present, an official meeting could not move forward.
10

11 However, the board members present spent about an hour and half discussing the proposed
12 zoning changes. This included a discussion with a group of Plainfield Village Residents
13 about possible changes to the existing zoning ordinance to enhance protections for the core
14 of the town's historical village areas. In general, there is a sense from this group that the
15 current ordinance has the potential to allow business uses in the village area that are larger
16 than is appropriate for a village setting.
17

18
19 The gathering broke up about 8:50pm. The Planning Board's next discussion on zoning
20 changes will be October 16th at 7:00pm.
21

22
23
24
25 Submitted,
26 Stephen Halleran
27
28

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**

2 **October 16th 2006**

3 **Meriden Town Hall**

4 Members Present: Jane Stephenson Greg Estey
5 Des Hudson Ron Liston
6 Mike Sutherland Ruth Cassedy

7
8 The meeting opened at 7pm

9
10 **Whitaker road scenic hearing:** Jeff Carney, forester with National Grid, explained the
11 proposed work on this scenic road. The proposal involves extending National Grid’s line one
12 pole to reach a new residence being constructed at 144 Whitaker Road. Currently this stretch
13 of Whitaker Road has cable and telephone, but no power service. New Hampshire Electric
14 serves the west end, National Grid the east end of the roadway. Planning Board member Mike
15 Sutherland and Town Administrator Stephen Halleran met on site with Jeff earlier in the day.
16 Des Hudson and Ron Liston noted they had viewed the site as well. Abutter Judy Durant
17 attend the hearing.
18

19 The current proposal is to remove some underbrush near existing poles and to trim several large
20 and dying maples, but not to remove them at this time. The decision not to remove is due to
21 the scenic road law and the landowner’s wishes to have the trees remain in place for as long as
22 possible. The board voted to approve the work as amended at the hearing. A letter to National
23 Grid will follow.
24

25 **James Mulligan:** Preliminary discussion concerning a three lot subdivision of his Porter Road
26 Willow Brook Road property, tax map 216 lot 13. Mr. Mulligan showed the board a
27 conventional three lot division of the property that he and his surveyor feel meets the town’s
28 current regulations. The property has lots of road frontage but access is difficult due to Blood
29 Brook. Given the nature of this property which, is a mixture of wetland areas, existing
30 stonewalls and upland land Mr. Mulligan was encouraged to consider a Conservation Design
31 project for the division to reduce the environmental impacts of the proposed two new houses
32 on the property. Conservation Commission Chairman David Grobe, who was in attendance
33 for the zoning amendment discussion, supported the idea of a Conservation Design project for
34 this land.
35

36 **Zoning Change Discussion:** The remainder of the meeting was spent on discussing the
37 Planning Board proposed changes to the zoning ordinance. In particular the wetland buffer
38 proposal. Mike Sutherland used the town’s GIS data to demonstrate visually how the various
39 proposals would affect land within the town. It was determined that the goal of the project is
40 to amend the ordinance to make it clear that when, based on maps on file at the town office,
41 a building project appears to be located close to a possible wetland the applicant will need to
42 provide additional information to the town as part of the permitting process to show
43 conformance with the setback or buffer area. The proposed language will be amended to
44 include this information. Several of the Planning Board’s members will attend the state’s annual
45 meeting for Conservation Commission’s. This year’s meeting includes several workshops on
46 wetland buffering.

47 Member Des Hudson noted that he is working on a proposal for the VR zone that
48 includes some of the concerns expressed by Plainfield Village residents at recent meetings. The

1
2
3
4
5
6
7
8
9
10
11

board will share this work with the residents at an upcoming meeting.

The meeting adjourned at 9:15pm.

Jane Stephenson, Chair
Plainfield Planning Board

Submitted,
Stephen Halleran

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **November 6th 2006**
3 **Meriden Town Hall**

4 Members Present: Jane Stephenson Greg Estey
5 Des Hudson Ron Liston
6 Mike Sutherland Ruth Cassedy
7 Greg Davini

8
9 The meeting opened at 7pm

10
11 The October 16th minutes were approved as amended.

12
13 **Zoning Changes:** The Planning Board discussed whether or not the current zoning
14 ordinance offers sufficient protection for the town’s village areas from large scale industrial
15 type businesses that might attempt to locate in the heart of the village as real estate prices in
16 Lebanon continue to escalate. Board members discussed options for framing various
17 questions and proposed changes that might possibly address this concern. The adoption of
18 a “Heritage Overlay Zone” for the town’s village centers is one possible approach. The
19 Master Plan supports the notion of maintaining the rural character and existing architectural
20 style of the historical uilt environment. It was noted that the existing zoning ordinance
21 already requires that all proposed uses be compatible with the surrounding neighborhood. A
22 use that is permitted in a zone might not be appropriate in all areas of the zone. As part of
23 its project review the Zoning Board, must take into account existing uses and development
24 in the immediate area.

25
26 Deciding whether or not large scale residential buildings and related outbuildings should
27 come under some town review was also discussed.

28
29 Board members expressed a desire not to see Plainfield become overly restrictive or
30 regulated, but at the same time acknowledged that maintaining the existing rural character of
31 our village centers is cited in both the master plan, zoning ordinance and various surveys as
32 one of the main land use goals of the community. The current zoning ordinance relies
33 heavily on the judgement of our land use boards on the appropriateness of the various
34 proposals that come before them.

35
36 All agreed that getting the public to attend hearings on any proposed changes will be an
37 important part of this process. Because Plainfield Village has been the center of much of the
38 recent zoning issues in the community, holding the first or second zoning change hearing in
39 the Plainfield Town Hall was suggested.

40
41 Member Des Hudson indicated he would take the various threads of tonight’s discussion
42 and try to pull together a few possible changes to the ordinance that would address the
43 concern of giving the Zoning Board more authority in dealing with large scale projects.

44
45 Attention focused on the possible adoption of a wetland buffer. Member Mike Sutherland
46 explained that the proposal he is working on revamps the town’s existing wetland definition
47 in such a way that the affected area in town is reduced, however, the protections afforded to
48 areas determined to be wetlands is increased. Simply put, without a variance, development

1 would not be permitted within 50' of surface waters or a wetland area. It was noted that
2 properly permitted wetland projects, crossings, dredging and filling would be allowed so long
3 as they have received state wetland bureau permits.
4

5 While the proposal still needs fine tuning, board members felt this was an amendment that
6 was needed and would be well supported from the community. The board will continue
7 these discussions at the November 20th meeting.
8
9

10 The meeting adjourned at 10:00pm.
11
12

Jane Stephenson, Chair
Plainfield Planning Board

13
14 Submitted,
15 Stephen Halleran
16
17
18
19

1 The Planning Board will hold a public hearing on this issue on January 15th.

2 Concerning the heritage overlay district, board members felt that before coming
3 forward with a specific proposal, hearing from a broader cross section of the town is
4 necessary. To date, the board has heard a lot of concern from a small group of residents,
5 however this change will require support from the entire community. The Planning Board
6 will attempt to engage the public on this December 18th at the Plainfield Town Hall. Holly
7 Braswell encouraged the board to try and make traffic calming in the village a part of this
8 broader discussion. Board members agreed, noting that they felt there was a high level of
9 support for this effort among the entire community. Developing specific traffic calming
10 proposals for funding at March Town Meeting remains a possibility.

11
12 The meeting adjourned at 9:45pm.

13
14
15
16 Jane Stephenson, Chair
17 Plainfield Planning Board

18 Submitted,

19
20
21 Stephen Halleran
22
23

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **December 4th 2006**
3 **Meriden Town Hall**

4
5 Members Present: Jane Stephenson Des Hudson
6 Mike Sutherland Ron Liston
7 Greg Estey Greg Davini
8

9 The meeting opened at 7:00pm

10
11 The November 6th and the November 20th meeting minutes were approved as amended.
12

13 **Zoning Changes:** In follow up to the board's November 20th meeting, the Planning Board
14 determined that the December 18th public hearing will be focused on the concept of a Heritage
15 Overlay District for the town's Village area. While not a hearing on a specific proposal, board
16 members felt the hearing would be more useful if focused on a specific idea. Halleran was
17 instructed to publicize the meeting as soon as possible in hopes of getting good attendance at
18 the hearing from all across the community.

19 The board continued its work on the zoning amendment proposal to create a 50'
20 vegetative buffer for designated wetland areas. If approved, the proposal would prevent
21 development within 50' of designated wetland areas without first obtaining a special exception
22 from the Zoning Board. As a private resident, David Grobe participated in the discussions
23 noting several areas where he felt the proposal needing additional clarification. The
24 Conservation Commission plans to develop a recommendation on the proposal at its December
25 14th meeting. The Planning Board will hold a public hearing the proposal in mid January. See
26 attached draft.

27 Halleran distributed copies of an excerpt from Attorney Peter Loughlin concerning
28 whether or not communities should allow subdivision of land fronting on class VI highways.
29 The Planning Board has, in the past, discussed amending the definition of frontage in the
30 town's zoning ordinance to include the length along a maintained public highway.
31 Currently, class VI road frontage is allowed for subdivision purposes even though building
32 permits are not issued for lots on class VI highways.
33

34 The meeting adjourned at 9:20pm. The Board's next meeting will be December 18th at the
35 Plainfield Town Hall.
36

37 Jane Stephenson, Chair
38 Plainfield Planning Board

39 Submitted,

40
41
42 Stephen Halleran
43

1 property owners are minimized. Brad also noted that the board might want to consider a
2 regulation that requires buildings to be built in a scale and scope that is in keeping with the
3 neighborhood that they are being located in.
4

5 Stephen Halleran-current Zoning Administrator, noted that at this time the town has no
6 required regulations that govern residential or accessory type buildings, only commercial uses
7 are regulated beyond life safety issues.
8

9 Des Hudson pointed out that the town does have voluntary design guidelines that the Planning
10 Board encourages all applicants to follow. Copies of these regulations were handed around the
11 room.
12

13 Sandy Horne suggested that more definitions should be added to make it clear what is intended
14 by terms that exist in the ordinance.
15

16 Many in the room encouraged the Planning Board to help with the traffic calming issue that will
17 be discussed in more detail later in the month.
18

19 Areas of the zoning ordinance to consider relaxing existing regulations that were discussed
20 including the 20% maximum lot coverage and the accessory apartment needing additional land
21 over what is required for a single residential use. In both cases it was noted that advances in
22 technology for septic systems and storm water handling may have made this rules obsolete.
23 Likewise, if our current parking regulations are seen as an impediment to new businesses using
24 existing buildings they too should be reviewed.
25

26 Joe Longacre noted that he was the first zoning administrator for Plainfield back in the late 70's
27 and that the current ordinance was developed based on existing land use patterns and the carry
28 capacity of the vacant land as determined by soil types. Many of these limitations still exist
29 today and should not be forgotten.
30

31 Gordon Wilder asked that the Planning Board not bring forward a Heritage District proposal
32 at this time. Likewise, Mr. Wilder does not support the proposed 50' setback from wetlands that
33 will be discussed later next month.
34

35 Jane Stephenson thanked all those in attendance for coming and noted that these types of
36 discussion are very helpful to the Planning Board.
37

38
39
40 Jane Stephenson, Chair
41 Plainfield Planning Board

42 Submitted,
43

44
45 Stephen Halleran
46
47
48

