

**MINUTES OF THE PLAINFIELD PLANNING BOARD**  
**January 2<sup>nd</sup> 2007**  
**Meriden Town Hall**

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4 Members Present: Jane Stephenson Des Hudson  
5 Ruth Cassedy Ron Liston  
6 Greg Estey Greg Davini  
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8 The meeting opened at 7:00pm  
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11 **Mike Malone Annexation:** Chairwoman Jane Stephenson opened the hearing by reading the  
12 posted notice. The annexation involves the transfer of 495 square feet of land and 25 feet of road  
13 frontage along Sugar Hill Road from tax map 256-25 owned by Yvonne Gobin to tax map 256-  
14 26 owned by Mike Malone. In addition, the application also includes the transfer of 2,905  
15 square feet of land and 40 feet of road frontage along Sugar Hill Road from 256-26.1 owned by  
16 Denis Gobin to tax map 256-26 owned by Mike Malone. As a result of these transfers the  
17 applicant's property gains approximately 3,400 square feet of land and 65 feet of road frontage.  
18 The resulting size of the applicant's parcel will be 5.63 acres with 272' of road frontage on Sugar  
19 Hill Road. The parcel also has 69' of frontage on Route 12A.  
20

21 Board members, through their discussions, made it clear that this application is simply for  
22 annexation and does not imply that the resulting parcel will qualify for further subdivision in the  
23 future. Mr. Malone noted that while he may pursue future subdivision that is not part of this  
24 application.  
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26 Abutter George Koehler expressed his disappointment that the board does not have as part of this  
27 application the two-lot subdivision done by the Gobins in 2004 that created these two lots. He  
28 offered the board a copy he had. It was noted that board members have access to all previous  
29 subdivision files here at town hall.  
30

31 Member Hudson noted that the current plan does not include the required language about further  
32 subdivision in a ten-year period. While this annexation does not come under this rule, further  
33 division of the resulting lot does as that lot was created in 2004.  
34

35 In addition, board members asked that Mr. Malone to have his surveyor, Tom Dombroski, clarify  
36 which notes on the plan are current to this application and which refer to the 2004 project. Mr.  
37 Malone will convey this information to his surveyor.  
38

39 The application was found to be complete with the exceptions of the items that need to be  
40 completed as mentioned above. A motion to approve the annexation subject to board review of  
41 the final mylar for the noted changes was seconded and voted in the affirmative. Member  
42 Hudson abstained from the vote as he feels this application represents poor planning and should  
43 be considered in concert with any future subdivision plans.  
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46 **Mercier Subdivision, 21 Jordan Rd:** Chairwoman Stephenson opened the hearing by reading  
47 the posted notice. Surveyor Chris Rollins explained that the project involves 44 acres of land

1 currently inventoried as tax map 261 lot 1. If approved, this land will now be inventoried as two  
2 lots: Lot 1.1-5.2 acres of undeveloped land and lot 1 which includes 38.6 acres and the existing  
3 residence. The property is zoned Rural Residential and Rural Conservation I and is not served  
4 by either municipal water or sewer. In follow up to the preliminary discussion about this project  
5 back in November, Surveyor Rollins noted that the remaining land will need a waiver of the 4 to  
6 1 ratio, however, it would be possible to divide the parcel without the waiver request but the  
7 resulting lot 1.1 would be quite irregular in shape yet still conform to the lot shape requirements.  
8 Chris Rollins went on to explain that the remaining land would not require a waiver of the 4 to 1  
9 if both sides of the road frontage along Farm Road were counted. The Planning Board was not  
10 supportive of this interpretation.  
11

12 It was acknowledged that note #2 on the plan calls into question the status of Farm Road beyond  
13 the maintained portion (See town meeting 1850 article #8). As no portion of this project is  
14 dependant on the class VI portion of Farm Road, the planning board took no position on this  
15 issue.  
16

17 The town's road agent has reviewed the proposed curb cut along Jordan Road and has approved  
18 the location.  
19

20 If the house is constructed at the location as proposed on the plan, a wetland permit will be  
21 required for the driveway which crosses a small wetland area located away from the road but  
22 before the house site. Survey Rollins indicated that the wetland permit application is being  
23 developed now in anticipation of a future building permit for the lot. The house site and  
24 proposed septic are well away from any wetlands and will satisfy all state requirements. There  
25 being no abutters in attendance or other persons wishing to speak, a motion to find the  
26 application complete was made, seconded and voted in the affirmative. A motion to waive the 4  
27 to 1 for lot 1 (remaining land) was made, seconded and voted in the affirmative on the grounds  
28 that the application could conform. However, the resulting lot shapes would not be in keeping  
29 with sound planning principles. A motion to approve the one lot division was made, seconded  
30 and voted in the affirmative.  
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33 **Zoning Changes:** In follow up to the public forum on the Heritage District concept, board  
34 members felt that the idea will need further study before a formal proposal can be considered.  
35 All agreed that the forum was a helpful part of the process.  
36

37 Conservation Commission Chairman David Grobe met with the Planning Board to inform them  
38 that the Conservation Commission has directed him to draft a letter to the Planning Board urging  
39 the board to further study the wetland setback idea before moving forward with the proposal.  
40

41 The Board of Selectmen has taken a similar position as part of a letter sent to the Planning Board  
42 for the heritage forum discussion. The board supports the idea of updating the wetland ordinance  
43 but is concerned about administering the new regulations. See attached. Members of the  
44 Planning Board expressed some frustration at the Selectboard for having taken this position prior  
45 to any public hearing on the proposal. In the case of the Conservation Commission, the Planning  
46 Board had previously asked for the commission's input.  
47

1 The Planning Board felt that holding a public hearing on the wetland setback issue was  
2 appropriate, this hearing will be Monday January 22<sup>nd</sup> at 7pm at the Meriden Town Hall. After  
3 this meeting the board will determine whether to put the proposal before the voters or not this  
4 year.

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6 **Route 12A Traffic Calming:** Halleran reported that the meeting with the NH DOT has been  
7 rescheduled from January 15<sup>th</sup> to January 29<sup>th</sup> at the Plainfield Town Hall starting at 6:30pm.  
8 The public will be informed of this change.

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10 The meeting adjourned at 9:30pm.

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12 Submitted,  
13 Stephen Halleran  
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Jane Stephenson, Chair  
Plainfield Planning Board

**MINUTES OF THE PLAINFIELD PLANNING BOARD**  
**January 22<sup>nd</sup> 2007**  
**Meriden Town Hall**

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4 Members Present: Jane Stephenson Des Hudson  
5 Ruth Cassedy Ron Liston  
6 Greg Estey Greg Davini  
7 Mike Sutherland  
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9 The meeting opened at 7:00pm:  
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11 **Zoning change hearing, proposed wetland ordinance changes:** Chair Jane Stephenson  
12 opened the public hearing. Member Mike Sutherland, using the town's GIS, explained the  
13 proposal, which has the goal of updating the town wetland ordinance and establishes a 50'  
14 vegetative buffer for all development from wetlands. As part of the presentation the Planning  
15 Board showed the audience a map of how wetlands are currently defined in town. A second map  
16 was shown to demonstrate wetlands as defined by the new proposal with the 50' buffer in place.  
17 It is estimated that if adopted the new ordinance would reduce the classified wetlands in town by  
18 about ½. The new regulation would also provide enhanced protection for all areas classified as  
19 wetlands within the town. The Planning Board stressed that the maps are used as a guide, all  
20 decisions about allowing or not allowing a particular project have to be made with site-specific  
21 data. Member Hudson stressed that the proposal is designed to proactively protect Plainfield's  
22 existing aquifers and water supplies, which the state classifieds as quite limited.  
23

24 The following are excerpts of comments made at the hearing and are not intended as exact  
25 quotes:

26 **Gordon Wilder:** Water system is adequate for now and future uses. Not in favor of the proposal.

27 **Mark Wilder:** Most if not all the contractors who do development projects in town, in his view,  
28 do not damage the environment. Not in favor of the proposal.

29 **MaryAnn Dion:** Very concerned about the impacts of future large-scale development projects,  
30 is in favor of the proposal.

31 **Sandy Horne:** Questioned how the buffer would be calculated. The Planning Board responded  
32 that the setback is measured horizontally from the high water mark.

33 **Nancy Franklin:** Joint River Commission representative updated the board on planned  
34 amendments to the state's shore land protection act. One of the proposed changes would be to  
35 expand the areas to be covered by the act down to 3<sup>rd</sup> order streams.

36 **Gene Hewes:** Questioned the tax impact of this proposal if approved.

37 **John Taylor:** Spoke in favor of the proposal as presented.

38 **Dan Muchinsky:** Questioned how state approval will be impacted by these regulations. The  
39 response was that uses permitted by the state would be considered to be in compliance with the  
40 local ordinance.

41 **Lee Lynd:** Cautioned the planning board not to update the wetland definition without including  
42 a buffer, as currently written the hydric soils act as a buffer.

43 **Shelley Hadfield:** As someone who works with GIS data everyday she stressed that the hydric  
44 soil data as the basis of the wetland delineation needs to be changed. The buffer concept is good,  
45 Shelley feels that what Plainfield needs is a site specific wetland map for the entire town and that  
46 the proposed use might need further fine tuning.

1 **Gordon Wilder:** As a member of the Conservation Commission noted that he is in favor of the  
2 concept of protecting the wetlands, but he feels that the proposal is not yet refined enough to be  
3 put to the voters of Plainfield.

4 **Mark Horne:** Questioned the overall process that has been followed and encouraged more  
5 communication between the town's land use boards.

6 **James Taylor:** Noted that as the Zoning Administrator in Enfield and a member of the  
7 Conservation Commission he deals with this issue on a regular basis. Jim, who is in favor of the  
8 concept, feels that if another year provides the board an opportunity to work and improve  
9 implantation procedures it may be a year well spent.

10 **George Koehler:** Noted that this procedure seems to hurt the small landowners in town more  
11 than it does the large landowners in town who have more options for their property.

12  
13 There was a general inquiry made as to how is an area of the proposal that needs additional  
14 clarification.

15  
16 There being no other's wishing to speak the Planning Board closed the public hearing and  
17 thanked all those that took the time to attend.

18  
19 Based on comments received, the letter from the Conservation Commission and the letter from  
20 the Board of Selectmen the Planning Board decided to continue working on the wetland buffer  
21 issue into the coming spring with a goal of having a proposal ready for voter consideration in  
22 March 2008. The Planning Board hopes to have a joint meeting with the Conservation  
23 Commission and the Selectboard in March to discuss and address each of these boards concerns  
24 about the proposal.

25  
26 **Other Business:** The Planning Board will meet next Monday (1/29) at the Plainfield Town Hall  
27 at 7pm with representative of the New Hampshire Department of Transportation to discuss  
28 options for traffic calming in Plainfield Village. The event has been heavily publicized and it is  
29 hoped that turn out will be strong.

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31 The Planning Board will hold a workshop meeting on Saturday February 3<sup>rd</sup> at the Meriden  
32 Town Hall starting at 8:30pm to work on amendments for the Site Plain Review regulations as  
33 outlined in RSA 674:44.

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35 The meeting adjourned at 9:15pm

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37 Submitted,

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39 Stephen Halleran

Jane Stephenson, Chair  
Plainfield Planning Board

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**MINUTES OF THE PLAINFIELD PLANNING BOARD**

**January 29<sup>TH</sup> 2007**

**Plainfield Town Hall**

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

The meeting opened at 6:30pm

**NHDOT Traffic Calming Forum:** Jane Stephenson opened the discussion by introducing William Oldenburg, William Lambert and Allan Hanscom of the New Hampshire Department of Transportation. The meeting was intended as an opportunity for Plainfield Village residents to discuss their concerns about traffic traveling through Plainfield Village. Mr. Oldenburg took the group through a PowerPoint presentation which shows some of the various solutions used by other communities in the state. It was noted that unless a project is put on the department's ten-year plan which is now scheduling through 2018 state funding for any solutions are unlikely. Techniques for slowing traffic down all center on creating a visual impression that the road has narrowed. Signages, banners, gateway devices, variations in road markings are all ways to achieve this end. The ground rules are that any objects placed in the right of way must have state approval and will be required to meet federally established crash standards. Large planters, granite posts etc cannot be used within the right of way without required buffer areas. In the case of Route 12A the right of way through the village is 50' limiting the possibilities. Jane Stephenson noted that at this year's annual meeting purchasing signs to more clearly designate village areas within the community is proposed.

Residents concerns centered on aggressive driving by commuters and the presence of a large number of trucks. Concerning the truck issue the state will not differentiate between vehicles that are legally on the roadway. It was noted that when Interstate 91 is being monitored by traffic enforcement for both weight limits and border issues that trucks often will use Route 12A to avoid having to be stopped. This is perfectly legal since the weight limits on state highways such as Route 12A exceed what is permissible on the interstate highway system.

Chief Gillens reported that when operating radar in the village the vast majority of vehicles traveling through the village are going less than 40 miles per hour. The Chief offered to have residents sit with him in the cruiser and monitor speeds. Alan Hanscom noted that reducing the posted speed limit below 30 miles per hour is not permissible by state statute. Relocating the existing speed limits signs further out from the village to provide more notice to drivers is something that will be done. The town purchasing a digital vehicle speed sign is a possibility. The town currently has access to one owned by all the towns in Sullivan County. A trailer unit dedicated to Plainfield would cost about \$2,500 in local funds. Having our local RPC collect data from traffic monitoring "tubes" is also a means of gathering information about the issue. The tubes are laid across the road and record traffic volume and speed information.

William Oldenburg noted that given the wide shoulders through the village using paint schemes to create either hatched areas or parking spots would help reduce speed as well. This would be

1 done at a town cost, but is permissible. The state has a strong preference for these types of  
2 solutions, as they do not impede winter maintenance operations or drainage ways.

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4 Crosswalks could also be constructed across Route 12A, but would have to be ADA compliant,  
5 and have curb cuts. The DOT prefers that crosswalks connect to sidewalks on both sides of the  
6 road. There are no sidewalks on the east side of Route 12A, but residents commented that there  
7 is a grass “island” in front of the town hall, so a crosswalk from the library to the town hall is  
8 feasible. Nancy Norwalk submitted a letter asking for a crosswalk between those two public  
9 buildings.

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11 It was noted that additional tree plantings at the edges of Route 12A would also be helpful and  
12 create a canopy that would visually narrow the roadway. Ronald Bailey suggested the installation  
13 of lamp standards would also be a possibility. The Planning Board thanked the public for their  
14 ideas and input and reiterated their commitment to try and find inexpensive, short-term solutions  
15 like crosswalks, painting shoulders, tree plantings, and banners/flags while continuing to explore  
16 more substantial traffic calming devices for the future. The RPC would be able to help us  
17 evaluate what those might be, and also help us get on the DOT ten year plan.

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19 **Other business:** The Planning Board held a preliminary discussion with Rob Taylor of Taylor  
20 Farm. The farm is considering annexing land from its 100 acre lot on Willow Brook Road to  
21 property of Jim and Kelly Taylor and William and Liz Taylor. The result being to reduce the  
22 100 acre parcel down to about 20 acres where Rob and Cindi Taylor would build there home.  
23 No new lots would be established, however, the lot shapes while technically conforming would  
24 be unusual. The Planning Board did not object to the proposal due to the fact that it is an  
25 annexation.

26  
27 The Planning Board will meet on Saturday February 3<sup>rd</sup> at the Meriden Town Hall starting at  
28 9:00am to workshop edits to the existing site plan review regulations. To be amended, a public  
29 hearing on any proposed changes will have to be held prior to their adoption.

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31 The meeting adjourned at 9:20pm.

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34 Submitted,

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36 Stephen Halleran

Jane Stephenson, Chair  
Plainfield Planning Board

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**MINUTES OF THE PLAINFIELD PLANNING BOARD**

**February 3rd 2007**

**Meriden Town Hall**

Members Present:     Jane Stephenson                     Des Hudson  
                                  Greg Estey                                     Greg Davini  
                                  Mike Sutherland

The meeting opened at 9:00am

As previously noted and posted, the Planning Board held a Saturday morning workshop session to begin the process of updating the town’s site plan review regulations. The regulations were adopted in 1987 and have not been amended since. The goal of the project was to simplify the document and to make sure that the process followed by the board and the process spelled out in the regulations were the same. The Board’s goal is to make sure the document easy to read and understand, yet detailed enough to cover both the typical small scale project that is routinely before the board as well as large scale complex applications that come along occasionally.

Drawing from the many years of experience that board members have in service to the town various additions and deletions were made to the process section of the document. A new concept that emerged was the idea that all buildings over a certain size, should be given some level of review. Currently, only commercial and multi-family development is required to go through the site plan process. Residential accessory buildings and/or agricultural facilities come through on a voluntary basis.

Encouraging all develop projects to consider incorporating key elements of the town’s voluntary design guidelines was also suggested for inclusion into the site plan document.

Halleran and Des Hudson will take the notes from today’s meeting and make the necessary changes to the existing regulations to develop a “draft” proposal. A public hearing on the amended regulations will follow in either late February or early March.

Reacting to the recent request that the proposed amendments to the wetland conservation zoning district ordinance be delayed for a year so that more work can be done on the regulation, as well as the town’s subdivision regulations are also due for a review the Planning Board moved that \$5,000 be added to the proposed 2007 budget so that a consultant might be hired to assist with this work. The motion was seconded and voted in the affirmative. Halleran will take this information to Wednesday’s final budget hearing.

The meeting adjourned at 11:30am.

Submitted,

Stephen Halleran

Jane Stephenson, Chair  
Plainfield Planning Board



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**MINUTES OF THE PLAINFIELD PLANNING BOARD**  
**February 19th 2007**  
**Meriden Town Hall**

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Members Present:     Jane Stephenson                     Des Hudson  
                              Ruth Cassedy                         Ron Liston  
                              Mike Sutherland

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The meeting opened at 7:00pm

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The Planning Board approved the following minutes as amended. January 2<sup>nd</sup>, 22<sup>nd</sup>, 29<sup>th</sup>, and February 3<sup>rd</sup>.

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**Mike Malone:** Following up on his January 2<sup>nd</sup> hearing, Mike provided the Planning Board with a revised plan clarifying the various notes that appear on the plan. Board members determined that the reference to the “ten year” rule from the previous (2004 Gobin) subdivision was not properly brought forward to this new plan and that it would have to be done before the mylar could be signed. While this latest plan is an annexation, the two lots created by the Gobins remain bound by the town’s ten-year rule for re-subdivision. All subsequent plans must include this notification. Abutter George Koehler thanked the board for its attention to this detail. Mr. Malone will go back to his surveyor for further documentation.

**Quimby to Beaupre Annexation:** Chairwoman Stephenson re-signed the project’s mylar. The initial mylar provided by the surveyor was not in accordance with the Sullivan Country Registry requirements. The upper right hand corner had not been left blank.

**Wetland Conservation District:** The Planning Board determined that the next step in completing the work on the proposed changes for the wetland conservation district would be a meeting with the Selectboard to listen to their concerns. That meeting will take place at the Selectmen’s March 7<sup>th</sup> meeting.

**Site Plan Review Regulations:** Halleran was instructed to have town council review the revised site plan regulations that have resulted from the board’s February 3<sup>rd</sup> workshop. In particular the board wants to make sure that it can properly consider all outbuildings larger than 4,000 sq feet whether on a residential property or a business property. In addition, the board would like town attorney’s comments on the overall document as amended.

The meeting adjourned at 9:00pm

Submitted,

Stephen Halleran

Jane Stephenson, Chair  
Plainfield Planning Board

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**MINUTES OF THE PLAINFIELD PLANNING BOARD**

**March 5th 2007**

**Meriden Town Hall**

Members Present:     Jane Stephenson                     Des Hudson  
                                  Greg Estey                                     Ruth Cassedy  
                                  Mike Sutherland

The meeting opened at 7:00pm

The February 19<sup>th</sup> minutes were approved as amended.

Halleran noted that Mike Malone has indicated that it will be the March 19<sup>th</sup> meeting before he has the revised mylar for his annexation plan. Halleran has informed abutter George Koehler of this change.

**Richardson Property:** Owner James Richardson and Survey Chris Rollins met with the Planning Board for a conceptual discussion about Mr. Richardson’s 18 acre parcel accessed from Route 120 just to the north of Main Street (103-10). Mr. Richardson’s family has owned the property for many years and while it is unlikely that he will use the parcel for his own home, he is now considering various options for the land, including subdivision. The parcel is primarily zoned VR and some wetlands and some very steep slopes. It has several hundred feet of road frontage on Route 120. There are multiple house sites on the parcel. Mr. Richardson was encouraged to review the Conservation Design section of the town’s Zoning Ordinance.

**Wetland Conservation District:** The Planning Board spent the remainder of the meeting preparing for its upcoming discussion with the Board of Selectmen concerning proposed changes to the town’s existing wetland conservation district. Board members acknowledged that from the hearing process earlier this year the following are areas of concern with the proposed amendments: Insuring that small parcels are not unduly penalized, clarifying how the buffer area is calculated, making sure that the review and permitting process is efficient and fair, quantifying the need for the change to protect wetland areas which ultimately flow into the town’s various water supplies. At the meeting with the Selectboard the board hopes to learn the changes that will be necessary to achieve Selectboard support.

**Other Business:** Halleran reported that the new owner of the former Runnemedede School building will be in front of the town’s ZBA next week with a proposal to convert the school building into an antique/artisan mall.

The meeting adjourned at 8:30pm

Submitted,

Stephen Halleran

Jane Stephenson, Chair  
Plainfield Planning Board

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**MINUTES OF THE PLAINFIELD PLANNING BOARD**

**March 19th 2007**

**Meriden Town Hall**

Members Present:     Jane Stephenson                     Des Hudson  
                              Greg Estey                                 Ruth Cassedy  
                              Mike Sutherland

The meeting opened at 7:00pm

The minutes of the March 5<sup>th</sup> meeting were approved as amended.

The Board was informed about the April 28<sup>th</sup> 2007 Spring Planning and Zoning Conference to be held in Concord. The office of Energy and Planning sponsors this annual event.

**Mike Malone:** The Board reviewed Mr. Malone's revised plan to determine if the ten-year rule citation for the previously created Gobin lot has been properly brought forward. The board found the plan to be in order and the mylar was signed. Abutter George Koehler was in attendance.

**Other Business:** Board members determined that the priority for special projects this summer would be as follows: Complete the work on the wetland conservation zone amendments (nearly done), complete the work on the site plan review regulations (currently being reviewed by town counsel), and work with a consultant on an update of the subdivision regulations (project is just now starting).

Halleran will set up an appointment with the UVLSRPC to discuss the possibility of the RPC helping with the subdivision regulation project.

Following up on the January meeting with the NHDOT, Chief Gillens will be asked to assist the Planning Board in making a recommendation to the NHDOT on relocation of the two 30mph speed limit signs north and south of Plainfield Village.

The meeting adjourned at 8:15pm.

Submitted,

Stephen Halleran

Jane Stephenson, Chair  
Plainfield Planning Board

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**MINUTES OF THE PLAINFIELD PLANNING BOARD**

**April 23<sup>rd</sup> 2007**

**AV Properties 1050 Route 12A**

Members Present:     Jane Stephenson                     Des Hudson  
                              Greg Estey                                 Ruth Cassedy  
                              Mike Sutherland

The meeting opened at 6:00pm. This meeting replaces the April 16<sup>th</sup> meeting, which was cancelled due to poor weather that resulted in a lack of a quorum being present.

**Public Service of New Hampshire Scenic Road Visit-Kenyon and Daniels Road:** Both of these roads were designated as scenic roads in 1973. Board members started the viewing at the Barrett-Murray residence located at 118 Kenyon Road where, at the landowners request, a group of five hemlocks are to be removed. The trees are located between the roadside ditch and the existing stonewall. Board members did not object to the planned removal and indicated that if agreeable to the landowner, one or two of the other small trees in that area could be removed as well. Tree branch removal to obtain three years worth of clearance from existing wires is minimal along this section. The group moved up to the sharp corner near the Jordan residence where a dead butternut tree is slated for removal. Again there was no objection to the removal, the tree which is clearly dead. Next, the group traveled to Daniels Road where branch trimming to gain line clearance is very minimal. The group stopped at the Ruppertsberger residence (8 Daniels Road) where two dead pines will be removed. Board members supported the idea of removing some additional trees to insure reliable service to the residence. Currently, the service wire is rubbing on at least two trees not planned for removal.

**AV Properties, LLC 1050 Route 12A:** Before going into the building to start the two hearings, board members toured the proposed parking and lot layout for the planned Antique and Artisan Center.

**Plainfield Village Speed Limit Signs:** Steve Halleran and Chief Gillens shared with the board the proposed layout from the NHDOT for new speed limit signs in the Plainfield Village area. This work is to follow up on the public forum held with the DOT back in the early winter. Gordon has endorsed the plan, which calls for extending out away from the village the 30mph zone, and installing several additional signs designated the speed zone. Board members agreed that this is an improved layout.

**Inside portion of the meeting, 7pm**

**Scenic Road Hearing:** The posted hearing for Daniels and Kenyon Roads was opened. A brief recap of the planned work and the site visit as provided. A motion to approve the work as proposed followed. Public Service was encouraged to work with the current landowners concerning the possibility of removing four additional trees on Kenyon Road near the Barrett residence and two additional trees on Daniels Road near the Ruppertsberger residence. The motion was seconded and voted in the affirmative.

**Paul and Terry Tom's d/b/a AV Properties, llc:** The hearing was opened and Chairwoman Stephenson explained that the applicant has filed an application for Site Plan Review concerning

1 the conversion of the former Runnemedede School building located at 1050 Route 12A into an  
2 Antique and Artisan Center. This parcel is zoned village residential and has access to public  
3 water. The proposal received Zoning Board approval earlier in the month.  
4

5 The consignment business will be open April - October Monday thru Saturday 10-6. Sundays 10  
6 to 4:30. From November- March open days will shrink to Wednesday thru Sunday 10-5. In  
7 addition, an agricultural product related farmers market is planned in the front field area May  
8 thru October on weekends from 10-4 each day. Visitors to the facility will enter from the  
9 southern most drive and exit the northern drive. A guide wire for an existing utility pole will  
10 have to be relocated to insure that large vehicles exiting the facility do not come in contact with  
11 it. A formal driveway easement with Scott Aiken the owner of the storage facility is nearly  
12 complete and will eliminate some of the confusion that resulted between previous owners of  
13 these two properties. Two roadside signs are proposed; all signs will be in strict conformance  
14 with the town's sign ordinance.  
15

16 Referring to the various lot plans (see revision #3), 85 customer parking spaces are possible on  
17 the site. Employee parking is to be to the back of the property. Tour buses will be limited to no  
18 more than two at any one time. Parking attendants will be used, depending on need, to insure  
19 that approved parking plans are followed. Landscaping will be primarily shrubs and perennial  
20 flowers. At some point a farmer's porch will be added to the front of the building. All lighting  
21 will either be full cut off type fixtures or motion sensitive. The applicant has had a fire  
22 protection engineer review the entire facility. The building is largely up to code, several minor  
23 issues have to be corrected, most of these deal with the recent installation of an inside furnace  
24 which will result in the boiler room requiring some upgrades. The facility does have a sprinkler  
25 system, emergency lighting, an active alarm, all egress doors are equipped with panic hardware.  
26 Both police chief Gordon Gillens and Fire Chief Frank Currier were in attendance at the hearing  
27 and agreed that from their perspective the building and lot layout works fine. Chief Currier  
28 noted that the onsite fire hydrant will need to be kept accessible and Chief Gillens advocated for  
29 motion sensitive security lighting along the back of the building.  
30

31 Much of the Planning Board's discussion focused on making the site pedestrian friendly from the  
32 village and the facility aesthetically pleasing from Route 12A. The building and its use will act  
33 in many ways as the gateway for the village. To achieve these two objectives, the applicant was  
34 asked to modify the plans to exclude parking along the south side of the entrance drive  
35 (pedestrians coming from the village will then have a grassed area free of cars to walk along) and  
36 to reduce as much as possible the front parking area adjacent to Route 12A. Having technically  
37 satisfied the requirements for parking, the applicant was encouraged to delay the physical  
38 development of overflow spaces until such time as the actual need for them was evident. Mr.  
39 Toms noted that his professional history as a nursery man and his personal interest in creating a  
40 high quality center is trying to develop all favor more landscaping and less gravel or asphalt  
41 parking. Mr. Toms pledged to continue to work with the town, as the full impact of the use  
42 becomes known. To this end Chairwoman Stephenson suggested a follow up meeting with the  
43 applicant later in the year. Board members agreed that this would be helpful.  
44  
45

1 **Member Hudson moved to approve the application subject to the following:**

2  
3 Approval is based on Revision 3 of the Site Drawings and incorporates the written submissions  
4 of the applicant. Safe access and exit is an issue for both pedestrians and vehicles. The proposed  
5 easement for the exit road will permit one-way traffic so current width is adequate for proposed  
6 traffic. Provisions need to be made to ensure that setbacks will not be encumbered by parking  
7 or other use. The approval is conditional on the execution of the proposed Reciprocal Access and  
8 Maintenance Agreement with the two neighboring properties. A copy of the agreement is to be  
9 placed on file with the Town. The anchor wire at the power pole at the Aiken property must  
10 be relocated for safety purposes. To allow safe access for pedestrian traffic, parking on the  
11 south side of the access road to the building is forbidden and signs must be posted to this effect  
12 along the fence line. It is recognized that off street parking does have a significant affect on  
13 aesthetics and the applicant is encouraged to minimize parking spaces and to phase in parking as  
14 demonstrated by need. Applicant has agreed to make reasonable effort to move parking to  
15 the rear of the lot. Approval is given for 85 customer-parking slots; slots 1 to 46 and FM 1 to 15  
16 on the plans are approved as the minimum initial requirement. Requirements beyond this should  
17 be provided based on traffic needs and preferably be provided in the space designated as 'Future  
18 Parking Expansion. In no case may parking exceed 30 spaces in the front area of the lot  
19 designated as parking for Farmer's Market; exceeding this may trigger a new site plan review.  
20 No outside storage or storage containers (trailers) Fire Code deficiency items as identified in Fire  
21 Engineers letter of 15 April 2007 are to be fully resolved. Building Code items are to be resolved  
22 to satisfaction of Town Building Code Inspector. Business signage is approved as submitted.  
23 Road access and exit signs are to be implemented as submitted and provision for No Parking  
24 signs on south side of access road. Exterior lighting for safety and security purposes may be  
25 any combination of low-level building perimeter lighting (max 1.5 foot candle at 3 feet from  
26 ground) and motion sensor lighting. All lighting fixtures visible from the building lot lines must  
27 be full cut-off fixtures with the exception of sconces shown on the plans, which must be  
28 activated by motion sensors. Lighting under the porch roof as show on plans may be consistent  
29 with existing fixtures. A noticed follow-up meeting is to be held within 12 months at any time  
30 any affected party, the Applicant, or the Planning Board requests at which all elements of this  
31 approval are subject to review.

32  
33 **Other Business:** Fire Chief Frank Carrier thanked the Planning Board having the applicant use a  
34 state approved Fire Protection Engineer to review the facility. Frank feels that this should be  
35 done for all commercial projects.

36  
37 The meeting adjourned at 9pm.

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39 Submitted,

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41 Stephen Halleran  
42 Plainfield Planning Board

Jane Stephenson, Chair

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**MINUTES OF THE PLAINFIELD PLANNING BOARD**

**May 7th 2007**

**Meriden Town Hall, 110 Main Street**

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

The meeting opened at 7:00pm.

The minutes of the April 23<sup>rd</sup> meeting were amended, approved and signed.

**Taylor Farm:** Resident Robert Taylor met with the Planning Board for a second preliminary discussion (see 1/29/7 minutes) about Taylor Farm, Inc plans to annex two pieces from its 100-acre parcel on Jenny Road. One piece to be conveyed to property of William and Liz Taylor and the second to property of James and Kelly Taylor. The remaining Taylor Farm Inc parcel will be about 20 acres with frontage on Willow Brook Road and will be transferred to Robert and Cindi Taylor and developed as a house lot. The 100 acre parcel was remaining land from a Edmund Goodwin 1989 subdivision and is restricted to one house and no further subdivision. Rob feels that as proposed the plan is in keeping with Mr. Goodwin's intent. Each of the receiving parcels already has a residential use and the one new house will be on what was the 100 acres parcel and will be located adjacent to Willow Brook Road as originally planned. The backland will remain undeveloped. Board members did not object to the proposal as long as the final project creates a clear record that the land that is being annexed is not available in the future to create additional building lots or for building development.

**Kimball Union Site Plan:** Jane Stephenson opened the hearing by reading the posted notice. The Site Plan Review concerns the following related campus projects: 1) Relocation of the student center from Miller to a new addition at the school's existing dining hall. 2) Conversion of Miller to a school library and classroom facility with some administrative offices. 3) Conversion of the Coffin Library to a "flex swing space" used for various academic activities. Business manager Hugh McGraw took the group through the proposed plan. Moving the student center from Miller to a new wing on the dining hall should reduce the morning traffic on upper Main Street, but will increase the activity on lower Main Street. The dining hall project is likely to start this June, with the conversion of Miller to a library conversion scheduled to begin in June '08. The dining hall will receive a 3000 square foot addition on the west side and a smaller 800 square foot addition on the east side. The student center (new addition) will have a glass front that faces rink drive, so called by KUA.

Planning Board member and abutter Greg Estey, recused himself from the Planning Board action on the proposal. Greg, as an abutter raised the following concerns:

1. That landscaping between his property and the dining hall be fortified. Currently, screening is primarily deciduous trees evergreens might be more effective. Clearly, the new addition will be a hub for student activity and is adjacent to and may impact the Estey residence.
2. Drainage from the dining hall site is currently an issue and Greg hopes that this plan will not increase the amount of water that uses the existing ditch line. Pat

1 Bucacello of Pathways Consultants noted that as planned, the new addition  
2 should not add to the surface runoff on the Estey side of the property.

3 **3.** Measures be taken so that students do not use his property as a shortcut to reach  
4 the academic buildings. This happens now to a limited extent.

5 **4.** Glare from outside lighting be minimized. Greg is concerned that light from  
6 this addition will adversely impact his residence.  
7

8 Planning Board members noted many of Mr. Estey's concerns could be mitigated by the  
9 installation of a significant vegetative buffer between the school's and the Estey's property.  
10 KUA agreed to work this out with the Esteys noting that the plantings may require some  
11 encroachment on to their property.

12 Greg also reported that currently dining hall employees are using the service entrance for  
13 parking. This was not originally intended when the dining hall was constructed. KUA  
14 acknowledged this and indicated that this practice will be stopped immediately.  
15

16 **Other information about the dining hall renovation/addition:** The facility will now serve as  
17 the school's emergency shelter and will be outfitted with a standby diesel generator that when  
18 needed will run the entire facility. The generator will be housed in a sound deadening enclosure.  
19 The generator will "exercise" itself once a month at a mid week, time of day to be determined.  
20

21 The school's store and infirmary will also be relocated to this new facility. The store may be  
22 expanded to include a "weekend grill." As a result of these renovations, the dining hall will be  
23 fully sprinkled.  
24

25 **Miller Changes:** Once renovated in '08 the basement will contain the technology center for the  
26 school. The main floor will contain administrative offices, two classrooms and the main  
27 entrance for the new library. Upper level will contain classrooms, the learning center and college  
28 advising. An elevator will be added to the building and the facility will be fully sprinkled. The  
29 fitness center will move to the athletic center (hockey rink). Exterior changes will be minimal, all  
30 outside lighting will satisfy dark sky requirements.  
31

32 **Coffin Library:** To be used as flex space, the actual use is not fully decided at this point.  
33

34 The Planning Board reviewed the required site plan review checklist and with the exception of  
35 the requested waivers found the application to be complete.  
36

37 Member Hudson moved that the site plan be approved with the following conditions.

- 38 i. Copies of Fire Safety and Life Safety reviews performed by certified engineers be  
39 placed on record with the Town Office for the use of Town officials. All deficiencies  
40 identified within these reviews are to be resolved to the satisfaction of Town and  
41 State Code Inspectors.
- 42 ii. Access road to service entrance is to be posted as a no-parking area.
- 43 iii. Landscaping to provide visual screening and noise buffering will be placed on the  
44 south side of the service access road in the vicinity of the service access door and  
45 proposed emergency generator and to the north of this area.. The adequacy of this  
46 buffer is subject to further Planning Board review and abutter comment within the  
47 next twelve months.



- 1 iv. Exterior lighting fixtures are to be consistent with IESNA Standards and the overall
- 2 lighting level standards set for the overall campus. Lighting levels are to be consistent
- 3 with standards set for safety and security.
- 4 v. Details on the proposed emergency generator along with a revised copy of the site
- 5 plan be forwarded to the town office.
- 6 vi. Existing emergency Response Plan will be kept current.
- 7 vii. Conformance to all applicable Town and State Regulations.
- 8 viii. An update to Campus Master Plan with a current traffic study for Main Street will be
- 9 required before any further developments subject to Planning Board or ZBA review.

10  
11 The motion was seconded and voted in the affirmative on a unanimous vote.

12  
13 **Other Business:** The board determined that the planned review of the KUA lighted athletic field  
14 complex will take place on Monday June 18<sup>th</sup>. The May 21<sup>st</sup> meeting will be dedicated to a  
15 review of town counsel's proposed changes to the new site plan review regulations as well as a  
16 meeting with a planner from the UVLSRPC which may be hired to assist the town with a review  
17 of its subdivision regulations.

18  
19 The meeting adjourned at 9:15pm.

20  
21 Submitted,

22  
23 Stephen Halleran  
24 Plainfield Planning Board

Jane Stephenson, Chair

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**MINUTES OF THE PLAINFIELD PLANNING BOARD**

**May 21st 2007**

**Meriden Town Hall, 110 Main Street**

Members Present:	Jane Stephenson	Greg Estey
	Greg Estey	Ruth Cassedy
	Mike Sutherland	Ron Liston

The meeting opened at 7:00pm.

**Land Use Regulation Update:** The board welcomed Planner Peter Dzewaltowski of the UVLSRPC to discuss updating the town’s land use regulations; of specific interest are the town’s subdivision regulations which have not been updated since 1996. Peter indicated that he had reviewed the regulations and found them to be quite good for a town of Plainfield’s size and staffing levels. There are several new planning approaches that the board might want to consider and many of the references in the subdivision regulations need updating. He went on to discuss with the group the type of services that the planning commission could offer to assist the town with this project. It is likely the work would be done in two phases, the first to address “housekeeping” items, citations, references, and definitions that may no longer be current. The second phase would be to address more conceptual changes to insure that the amended regulations are providing the town with end product it has intended. The Commission could start the work after June 1<sup>st</sup> with a completion date of early fall. The project will likely involve several workshop style meetings with the Planning Board along the way. Halleran indicated that the town does have the regulations in an existing electronic format. Peter will pull together a proposal for the Planning Board’s consideration.

The minutes of the May 7th meeting were amended, approved and signed.

The Planning Board discussed briefly the new speed limit sign locations in Plainfield Village. The board felt that the changes represent a positive step toward traffic calming in the village.

Halleran noted that the new Welcome to Plainfield signs will be delivered around June 20<sup>th</sup> with a goal of having the Plainfield Village signs installed for the 4<sup>th</sup> of July weekend.

The Board briefly discussed a proposed annexation of land between two parcels owned by Mark Wilder. Mr. Wilder’s application will be on the agenda for the next meeting. The parcels in question date back to the Center of Town Road relocation project dated back to the 1970’s.

**Site Plan Review Regulations:** The Board reviewed the changes to the new document as proposed by Attorney Barry Schuster. Halleran will follow up with several editing questions for Barry. The main areas of change are as follows: General housekeeping to update terms and references, a streamlining of the review process, and the new requirement that all outbuildings and accessory structures in excess of 4,000 sq ft will require site plan review. The hope is to have the required public hearing at the board’s next meeting to be followed by a vote to adopt the amended regulations.

The meeting adjourned at 9:00pm. The board’s next meeting is Tuesday June 5<sup>th</sup> , MTH.  
Submitted,

Stephen Halleran

Jane Stephenson, PB Chair

**MINUTES OF THE PLAINFIELD PLANNING BOARD**

**June 5th 2007**

**Meriden Town Hall, 110 Main Street**

Members Present:     Jane Stephenson                     Greg Estey  
                              Greg Estey                                 Ruth Cassedy  
                              Mike Sutherland

The meeting opened at 7:00pm.

The May 21<sup>st</sup> minutes were approved as amended. The board held a brief discussion about the agenda for the June 18<sup>th</sup> meeting. This session will be held in the Coffin meeting room on the KUA campus and will include the previously scheduled year follow up on the school’s athletic field facilities. Abutters and community members have been invited to attend and comment on the various new fields and how their use is impacting their neighborhood.

**Wilder Annexation Center of Town Road:** Chairwoman Stephenson opened the hearing for this application, which involves Mark Wilder’s desire to transfer land between two parcels that he owns, all fronting on Center of Town Road (tax map 255, parcels 18,15). As planned, .71 acres of land from parcel 18 will be added to parcel 15. Mr. Wilder plans to sell parcel 18, which will have a resulting acreage of approximately 5.5 acres. He will retain 15, which will now be 1.07 acres in size. Both properties are located in the VR zone. The main focus of the board’s discussion centered on the status of the two parcels, particularly parcel 15 which is very small. If a new lot is being created, the applicant has the responsibility to demonstrate buildability. Mr. Wilder and Surveyor Chris Rollins feel that the parcel resulted from the creation of the “new Center of Town Road” section that was built in 1976. Mark noted that the town chose to relocate the road and that his grandmother had little choice in the matter. Halleran explained that while the record of the various meetings is less than clear, there is little doubt from the handling of the town’s land use records over the last thirty years that these two parcels have been inventoried separately. Surveyor Rollins noted that prior to the 1980’s common practice, whether correct or not, was to treat the construction of new roadways as in subdivisions for land record purposes. Member Hudson pointed out that RSA 674:54 now makes it clear that this is not the case today. Surveyor Rollins agrees. However, he noted that projects done prior to the law change become grandfathered. Rollis went on to explain that while not certifying the lot as a buildable parcel, he has encouraged Mark to add more land to the parcel than was originally intended to increase the likelihood that in the future the lot could be found to be suitable for a private septic system. Halleran explained that in his view, given the long and at times litigious history of this road development project, the Planning Board’s most defensible position is to make no endorsement of the creation of a new lot, but rather to accept the parcels as they have been depicted for more than thirty years and to simply focus on the annexation of land between them. If the annexation satisfies the town’s current regulation the board can approve the application without endorsing the status of parcels 15 and 18. The record will be clear that this is an annexation, not a subdivision.

Member Hudson noted several citations and notes on the plan that needed correcting. He went on to warn that accepting this plat is effectively endorsing the parcels as lots. Halleran noted that the plan lacks a calculation of acreage for parcel 15 that excludes the area of land taken up by the existing road rights of way. Surveyor Rollins said that he has made that calculation and it can easily be added to the plan. The resulting area of parcel 15, excluding road right’s of way will be 1.07 acres. The minimum lot size in the VR zone for these types of parcels

1 is just under 1.0 acres. Likewise, the added notes and corrections can easily be made to the plan.  
2 In addition, Survey Rollins will include on the plan a reference to the standard used prior to the  
3 1980's which called for the creation of roads to effectively "divide" parcels for the purposes of  
4 depiction on survey plats and land use records. Hudson stated that from his review of the plats  
5 and deeds he go find no record of an approved lot or subdivision approval for parcel 15. Hudson  
6 brought to the group's attention RSA 674:36 h requires that land show on a plat shall be of such  
7 character that it can be used for building purposes without danger to health and must conform to  
8 local zoning ordinances.

9 The Planning Board reviewed its criteria for granting annexations, see attached list.  
10 Chairwoman Stephenson moved to find the application complete. The motion was seconded and  
11 voted in the affirmative. A motion to approve the annexation, as amended this evening, was  
12 made and seconded. During the discussion phase the Planning Board was clear that it is not  
13 taking a position on whether either parcel 15, or 18 is suitable for development. Rather, it is  
14 allowing the transfer of land from 18, to 15, which allows both parcels to now satisfy the town's  
15 dimensional requirements for the Village Residential Zone. The motion to approve was voted in  
16 the affirmative on a four to 0 vote. Alternate Des Hudson abstained from both votes on this  
17 project.

18  
19 **Site Plan Review Regulations Hearing:** The Planning Board held a hearing on the proposed  
20 amended site plan review regulations. See attached notice and draft for background. As a result  
21 of the hearing the draft regulations were further amended to make it clear that all commercial  
22 projects will be strongly encouraged to obtain the use of a "Fire Protection" engineer to  
23 demonstrate life safety code compliance. Board members have found these reports to be very  
24 helpful in the review process for larger projects. To allow the board time to correct typos in the  
25 draft regulations and to review the amended language the hearing was continued to the June 18<sup>th</sup>  
26 meeting.

27  
28 The meeting adjourned at 9:15pm.

29 Submitted,

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31 Stephen Halleran

Jane Stephenson, PB Chair

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**MINUTES OF THE PLAINFIELD PLANNING BOARD**

**June 18th 2007**

**KUA Dining Hall , 110 Main Street**

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

The meeting opened at 7:00pm in the Coffin Meeting Room.

**Subdivision Regulation Update:** The Planning Board reviewed and accepted a proposal by the Upper Valley Regional Planning Commission to assist the board with an update of the town's subdivision regulations. The regulations were last updated in 1996. Initial work will focus on updating references and current regulation citations within the document. Once this work is completed, the focus of the project will move to the more conceptual changes that the Planning Board may wish to consider based on current planning approaches.

**Site Plan Review Regulations:** The recessed hearing on the amended site plan regulations was reopened. Halleran reviewed the changes made at the last meeting. The most significant change since that meeting was the addition of article 10 # 6, which referenced life safety code review requirements. Additional typos and other minor changes were made to the document. At the end of the discussion, Chairman Stephenson moved to adopt the revised site plan review regulations. The motion was seconded and voted in the affirmative. Halleran will place a copy of the approved regulations on file with the town clerk. The new regulations will become effective June 18<sup>th</sup> 2007.

**KUA Lights one year follow up:** Jane Stephenson opened the discussion which was meant to be a forum for the Meriden community to comment on the now nearly complete KUA athletic fields approved one year ago. Hugh McGraw provided Jane with some data on the use of the lights during the first fall/winter season. A condition of the Site Plan Review approval of June 2006 was that there would be no use of the lights on Wednesday or Sunday nights, and lights would not be in use more than 4 nights in any one week, and lights would be off no later than 9pm. Hugh McGraw provided documentation of the light use, which showed that lights were used on six Wednesday nights, and on two Sunday nights for more than 3 hours. In addition, lights were used daily from 10/30/06 to 11/16/06. Mr. McGraw indicated that both Sunday uses were for scheduled games. The Board expressed concern about KUAs clear failure to comply with many of the site plan review approval conditions. Mr. Schafer offered the explanation that the construction of the other playing fields forced teams to use the turf field for more practices and games than they will in the 2007-2008 playing seasons. KUA also had allowed other prep schools and colleges use the turf field for practices and games.

Apparently, lights were also on after 9pm on a few occasions. Mr. McGraw said that the lighting system can be programmed to shut lights off at 9pm, but said there may be times when a game might be delayed and go into overtime, and run after 9pm. In that case, a manual override of the lighting system would have to be done to keep the lights on. While the Board concurred that there might be a rare occasion for the lights to remain on past 9pm, the lights must be programmed to go off at 9pm. Access to the light system should be limited to only one or two KUA staff. KUA agreed to review these issues with the AD and other staff, and determine who

1 will assume responsibility for adherence to the conditions set by the Planning Board.  
2 The extensive landscaping described in the landscaping plan for the area around the fields has  
3 also not been started, and the PB urged that this work begin as soon as possible. KUA indicated  
4 they were meeting with their landscape designer the next day, and would soon have a clearer  
5 time line for completion of the landscaping. The Board suggested that KUA come back in  
6 September for another meeting with the PB to discuss and resolve all of these issues.

7  
8 Halleran distributed copies of a final report by Lou Caron. Chairperson Stephenson questioned  
9 the use of the fields by outside colleges and high schools. Hugh McGraw noted that as it worked  
10 out last fall the KUA field was one of only a few area fields that was playable due to all the rain  
11 the region experienced. Several new turf fields are now completed in the region, and it is not  
12 anticipated that the field will be under the same demand this fall.

13  
14 Field abutters Mark and Lisa Hegel indicated that while they support the school and the use of  
15 the fields, keeping to the 9pm cut off for use of the lights would be appreciated. Head of School  
16 Mike Schafer noted that at times practices and games have run past 9pm. The school will  
17 absolutely conform to the 9pm requirement for all practices, but does need some discretion for  
18 the occasional game that runs a few minutes late. As a rule this should not happen, but during  
19 the course of a sport season it is likely that some minor overages will occur.

20  
21 Eric Witzel asked that someone from the town and or KUA come to his property to view the  
22 lights. He feels that their impact is much greater than was implied at the hearings. Hugh  
23 McGraw and Stephen Halleran will visit the Witzel's property later in the summer when the use  
24 of the field runs into the night.

25  
26 Board members worked to nail down a time line for completion of the landscaping for the fields.  
27 Head of School Schafer noted that he is working on this with outside contractors and hopes that  
28 the work will be completed this summer.

29  
30 Improving signage and access to bathroom facilities was mentioned as two items that need  
31 improvement. While parking along the road has not been an issue, at times users of the field  
32 have had problems finding bathroom facilities. The use of the hockey rink bathrooms was  
33 substituted for the original plan to build a bathhouse.

34  
35 The Planning Board determined that it would hold a follow up meeting on September 17<sup>th</sup> to  
36 view the landscaping, hear back on the Witzel's concern, and to see that the punch list items  
37 mentioned in the Caron report have been completed.

38  
39  
40 **Taylor Annexation:** Chairwoman Stephenson read from the notice posting. Taylor Farm Inc.  
41 has filed an application for annexation as required by the Town of Plainfield's regulations.  
42 The annexation involves a 100 acre parcel fronting on Willow Brook Road owned by the  
43 applicant (225-2). As proposed, 42.02 acres of land will be transferred to property of William  
44 and Elizabeth Taylor (215-25) and 39 acres will be transferred to property of James and Kelly  
45 Taylor (215-24). As a result of this application the Taylor Farm, Inc land will be reduced from  
46 100 acres to 19 acres, William and Elizabeth Taylor's land will increase from 18.10 acres to  
47 60.12 acres and James and Kelly Taylor's land will increase from 16.17 acres to 55.17 acres.

1 Robert and James Taylor walked the board members through the proposal. The result is that  
2 Robert and Cindi Taylor will receive the 19 acre remaining parcel and will develop a house on  
3 that parcel. This will be the one residence that is allowed, by deed, on the land. No new lots  
4 are created from this project.

5  
6 Board members discussed with the applicants how to handle the requirement that the  
7 backland, regardless of the annexation is not available for use in the future to create additional  
8 lots on either William or Jim Taylor's parcels. Board members determined that a note on the  
9 plan to this effect would be satisfactory.

10  
11 There being no abutters wishing to comment, a motion was made to find the application  
12 complete. The motion was approved. A motion to approve the annexation was made,  
13 seconded and unanimously voted in the affirmative.

14  
15 **Wilder Annexation:** Board members reviewed the changes made by Surveyor Chris Rollins.  
16 See the June 5<sup>th</sup> minutes for background. Finding the changes to be complete, the mylar was  
17 signed and will be recorded. The Planning Board again noted that, in the board's view, parcels  
18 15, 18 are being accepted as existing and therefore the transfer of land is permitted between  
19 them. The Planning Board is not endorsing either 15 or 18 as a building lot, that work is left to  
20 the Selectmen's office during the building permit process.

21  
22 The June 18<sup>th</sup> meeting adjourned at 9pm.

23  
24 Stephen Halleran

Jane Stephenson, Chair

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**MINUTES OF THE PLAINFIELD PLANNING BOARD**

**August 6<sup>th</sup> 2007**

**Meriden Town Hall , 110 Main Street**

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Members Present:     Jane Stephenson  
                              Greg Estey                             Ruth Cassedy  
                              Mike Sutherland                     Ron Liston

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The meeting opened at 7pm at the Meriden Town Hall

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**Karla Chaffee, Upper Valley Housing Authority intern:** Ms. Chaffee met with the Planning Board to discuss the UVHC plans to hold a conference on November 3<sup>rd</sup> to discuss regionally the goal of more affordable housing and how best to achieve it. A survey, designed to uncover local housing issues of importance was distributed to board members and filled out. The survey will be used to establish the agenda for the November 3<sup>rd</sup> conference.

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**Tony Quimby, Preliminary discussion subdivision:** Mr. Quimby discussed the idea of creating a building lot on Grantham Mountain Road between his home and property of Darrell and Amy Beaupre. If done in conformance with the four to one regulation a small building lot is possible, however, the applicants would much rather include the back land behind the lot that wraps around the Beaupre property, a total of about 25 acres. To do this a 4 to 1 waiver is needed. Chairwoman Stephenson noted that typically the town does waive the requirements for lots less than 50 acres. The board indicated that in absence of some public good a waiver for the proposed lot is unlikely.

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Resident Peter Martin pointed out two possible errors in the wording of the four to one language and suggested that this should be looked at as part of the Planning Board's effort to update the subdivision regulations.

The board's June 15<sup>th</sup> minutes were approved as amended.

**Subdivision Regulation Update:** The Board reviewed a progress report from the UVLSRPC on the subdivision regulation update; the first output from the project is due back to the Planning Board in early October.

**Wetland Buffer:** The Planning Board continued its work on this proposed change to the town's zoning ordinance. The proposal was originally going to be voted on in 2007, but was deferred until the March '08 town meeting. The board determined that meeting with the Zoning Board will be an important next step. The Zoning Board will have the responsibility for reviewing and if appropriate granting special exceptions to the regulation. Halleran will try to set up the meeting for either the August or September ZBA meeting.

The meeting adjourned at 9:00pm.

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Stephen Halleran

Jane Stephenson, Chair



**MINUTES OF THE PLAINFIELD PLANNING BOARD**  
**ZONING BOARD JOINT MEETING**  
**September 10th 2007**  
**Meriden Town Hall , 110 Main Street**

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4 Planning Board members present:

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6 Jane Stephenson	Des Hudson
7 Greg Estey	Ruth Cassedy
8 Mike Sutherland	Ron Liston

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10 Zoning Board members present (first meeting since June 11<sup>th</sup>):

11

12 Richard Colburn	Ted Moynihan
13 Peter Martin	Margaret Cassedy
14 William McGonigle	Stephen Sheehan

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18 The meeting opened at 7pm at the Meriden Town Hall

19  
20 The Planning Board went through its administrative duties, which included approving the  
21 minutes of August 6th, and discussing the agenda for the Board's September 17<sup>th</sup> meeting. The  
22 meeting on the 17<sup>th</sup> will include additional follow up of the KUA athletic field project from last  
23 summer. Planning Board members expressed frustration that KUA has not satisfied all the  
24 conditions of the approved site plan and does not seem to be working on completing the approval  
25 conditions this year.

26  
27 Halleran provided information about the upcoming Office of Energy and Planning conference in  
28 mid October. Board members were encouraged to attend.

29  
30 **Wetland Buffer Ordinance:** After introductions, Planning Board member Mike Sutherland  
31 provided the Zoning Board with a presentation on the Planning Board's plans to amend the  
32 town's existing wetland conservation district. The first major change is to update the wetland  
33 definition in the ordinance consistent with the definition used in the state RSA's and current  
34 science. As a result of this change the total land area that is defined as a wetlands in Plainfield  
35 would be reduced by about two thirds. The second change is to establish a 50' wetland buffer  
36 around all wetland areas in excess of ¼ of an acre in size. Development would not be allowed  
37 within the buffer without a review and approval by the Zoning Board. The Planning Board and  
38 Zoning Board held a detailed discussion about the definitions of wetlands and the impact of the  
39 proposed regulation on Plainfield's landowners and natural environment. The purpose of the  
40 buffer is to insure that the impact of human development on water resources is minimized  
41 through filtration of run off by vegetative cover. At the same time efforts have been made to  
42 minimize the impact of the new rule on private landowners. In most cases residential  
43 development is not proposed for within 50' of a wetland.

44  
45 Moving into the details of the buffer proposals Zoning Board members discussed the various  
46 roles of those local officials involved in enforcing the regulation. The town's Zoning

1 Administrator and Conservation Commission Chair would be the first contacts with applicants.  
2 If a clear determination as to whether the buffer applies could not be made by these individuals  
3 the town will hire, at its expense, a wetland scientist to make a determination. Most present felt  
4 that the town paying for this first expert review is appropriate since it's a town regulation and  
5 there is a town responsibility to provide good data to applicants.  
6

7 In cases where special exceptions are applied for to encroach into the buffer area, the Zoning  
8 Board noted that they prefer regulations that have detailed statements of intent and have definite  
9 standards to be satisfied. Subjective approval criteria are always more difficult to enforce and  
10 create a greater burden for the Zoning Board.  
11

12 It was noted that projects requiring a wetland permit are not affected by this regulation. If an  
13 applicant has obtained DES approval for a wetland encroachment the approval is considered to  
14 be local approval. Likewise, a determination that a buffer encroachment special exception is not  
15 required does not alleviate applicants from seeking wetland permits for projects that would  
16 otherwise need a permit.  
17

18 Several members of the group advocated for stricter requirements and a larger buffer. Several  
19 members also questioned the need for a regulation that by all accounts does not at the moment  
20 represent a serious problem for the town, noting that in general, development is not occurring in  
21 the lowland areas.  
22

23 Planning Board members explained that it is their sense that not having a wetland buffer is a  
24 weakness in our existing regulations. Residents consistently support the idea of preserving  
25 surface water quality and protecting environmentally sensitive areas. Consequently, it is the  
26 Planning Boards intention that the proposed change fills this void without presenting a  
27 significant burden to the vast majority of landowners.  
28

29 In general the discussion resulted in the Zoning Board supporting the concept of a buffer  
30 ordinance. Likewise, the Zoning Board felt that the language drafted by the Planning Board, as it  
31 pertains to their role, was well crafted.  
32

33 The meeting adjourned at 9:30pm.  
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35 Submitted,

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37 Stephen Halleran

Jane Stephenson, Chair PB

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40 Richard Colburn, Chair ZBA  
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**MINUTES OF THE PLAINFIELD PLANNING BOARD**

**September 17<sup>th</sup> 2007**  
**Meriden Town Hall , 110 Main Street**

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

The meeting opened at 7pm at the Meriden Town Hall

**Richardson four-lot subdivision:** Chairwoman Jane Stephenson opened the hearing by reading the posted notice. Surveyor Chris Rollins explained the project. The land fronts on Route 120, tax map 103 lot 10. The proposal involves dividing the 17 acre parcel into 4 lots: lot A 2.65acres, lot B 2.36acres, lot C 2.50 acres and lot D 11.37acres. Lots A&B to share a common driveway; lots C&D to also share a common driveway. Both driveways will front on Route 120. The property is zoned Village Residential and is not served by either municipal water or sewer.

It became clear from the discussions that building locations for parcels A, B, C along with the slope and design for the two driveways are the main issues for the project. Chris Rollins provided test pit and soil data along with the rational for the proposed locations of the two access points. The state has not yet approved the curb cuts, however, approval is anticipated in the next few days.

The applicant was encouraged to consider defining building envelopes, develop language to make the common drive locations and development more certain and to review the town's voluntary design guidelines. Given the steep slopes, some in excess of 30% on the property, the Planning Board determined that a site visit would be help in reviewing this project. The board will hold that site visit on Monday October 1<sup>st</sup> at 6pm.

**KUA Athletic Fields:** As part of its continued effort to follow up on the development of the school's new athletic fields that were approved in June 2006 the Planning Board met with Head of School Mike Schafer and CFO Hugh McGraw. Police Chief Gordon Gillens, Meriden residents John McNamara, Eric Witzel, Jane Witzel and Sharon Merchant attended the meeting. The remaining concerns are the completion of the landscaping for the project and the management of the lights. In addition the board plans to visit the field and the Witzel property with the lights on. The Witzels have expressed concern about the lights as viewed from their property.

Head of School Mike Schafer indicated that the landscaping will be completed by June 1<sup>st</sup> of next year. Planning Board members expressed a strong preference for the tree planting to be done this fall. KUA will look into this and report back on October 1<sup>st</sup>. Halleran expressed frustration that this work has not been done, but rather deferred until other projects that have come up this summer have been completed. Head of School Schafer disagreed with this

1 ascertain, nothing that there have been difficulties with various contractors that have lead to  
2 the delay.

3  
4 Concerning the use of the lights, the school feels that with few exceptions they have managed  
5 the lights in accordance with their approvals and are hopes that use of the lights can be  
6 expanded in the coming months. The current rules for the lights are as follows:

- 7  
8 1)Field lights will not be used from Thanksgiving break to February 20<sup>th</sup> 2007.  
9 2)Field lights will not be used from commencement to the start of fall practice schedules.  
10 3)Field lights may be used for six fall night games.  
11 4)Field lights may be used for six spring night games.  
12 5)Field lights will be turned off by 9pm, path lighting by 10pm.  
13 6)Field lights will not be used on Wednesday or Sunday nights.  
14 7)Field Lights will not be used before 4pm or after 9pm.  
15 8)No electronic sound amplification devices will be used on any of the proposed fields.  
16 9)Field lights may not be used by renters of the field.

17  
18 The group left the Meriden Town Hall to view the lights from various locations around  
19 Meriden Village. The Planning Board will next take up this matter at their October 1<sup>st</sup>  
20 meeting at 7pm, Meriden Town Hall.

21  
22 During the sit visit the following was noted for more discussion:

- 23  
24 1. The Witzel property while certainly affected by the lights during fall and winter  
25 does have as good or better evergreen vegetative screen than most property in the  
26 immediate area of the field lights.  
27 2. The lights are quite visible from Route 120 heading north.  
28 3. The lights along the path from the hockey rink (field parking) to the field do not  
29 appear to be full cut off fixtures as required by the Planning Board.  
30 4. There seems to be ongoing excavation directly adjacent to the stream from Chellis  
31 Pond. This needs immediate attention, as there are no silt control measures being  
32 taken.

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34 The site visit ended at 9:15pm.

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36 Submitted,

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38 Stephen Halleran

Jane Stephenson, Chair PB

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**MINUTES OF THE PLAINFIELD PLANNING BOARD**

**October 1st 2007**

**Meriden Town Hall , 110 Main Street**

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

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**Richardson Site Visit**

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The meeting opened at 6pm at the Richardson property on Route 120 for a site visit of the proposed four lot division of this 17 acre parcel. Surveyor Chris Rollins and applicant James Richardson walked the board around the property. A detailed review of the proposed grades and configuration of the access point for lots C&D took place. The state has now approved both access points shown on the plan. In the area of the location of the driveway for lots C & D the existing slope is 40% or greater and the finished slope would be 19% in some places. The site visit included a viewing of the proposed lot lines and possible house locations. For lots A & B, both of which are primarily located in the open field the applicant is hesitant to provide building envelopes. Mr. Richardson feels that the existing no build area at the south end of the property coupled with building setbacks and proposed lot lines pretty well defines on these two small lots where houses will likely be located. The common driveway for A&B is not quite as significant a project to build and finished slopes overall are flatter than those for the driveway for C&D. It is intended that the driveway be constructed in such a way to maintain some vegetative buffer between it and the Beaupre residence just to the south.

The site visit ended at 6:45pm and the group moved to the Meriden Town Hall to start the scheduled meeting.

**Meriden Town Hall**

Halleran reported that due to a scheduling conflict, the KUA field follow up discussions have been moved out two weeks (10/15).

**Richardson Subdivision:** The hearing on this application resumed. Based on the site visit board members encouraged the applicant to consider alternative that would eliminate the driveway between C&D. In rare cases the town has allowed as many as three lots to be accessed from a single driveway. While acknowledging that there are many driveways around town that are as steep or steeper than those proposed here, board members felt it was important to distinguish between existing lots and the creation of new lots for development. The Planning Board has a responsibility to insure that approved lots are safe and can reasonably be developed in accordance with sound environmental practices.

Mr. Richardson explained that his intention is to do a project that compliments Meriden Village and is not detrimental to its character. His family has owned the land since the 1850's. Ideally he would sell the property to a single owner, but to date he has not been able to do that and realizes what he feels is a reasonable return on the investment into the property. He and surveyor Rollins will continue to look at options. The board will next discuss this application on Monday October 15<sup>th</sup>. The hearing was recessed until that time.

1 **Plainfield School uses of KUA Athletic Fields:** After much discussion the Planning Board  
2 determined that a single soccer tournament hosted by the Plainfield Elementary School could  
3 take place again this year using KUA's new turf field. The tournament features a championship  
4 game under the lights and is proposed for a Sunday night. The Planning Board made it clear that  
5 to be an annual event an alternative to Sunday night will need to be found. Currently the field's  
6 approvals do not permit use of the lights on Sundays. While the PB supports KUA's willingness  
7 to allow the local school access to the field, making an exception for the elementary school kids,  
8 when others cannot use the field at that same time is not easy to do.  
9

10 **Wetland Buffer Ordinance:** The Board reviewed some final changes to the document that have  
11 resulted from the joint meeting with the ZBA. The one remaining major issue is whether ¼ acre  
12 and larger wetlands should come under this regulation or if the minimum size should be  
13 increased. It was noted that when ¼ acre is used the 50' buffer nearly doubles the size of the area  
14 affected by the regulation. Board members will do some additional research and depending on  
15 the outcome might increase the minimum size for impacted wetlands to ½ acre and larger.  
16

17 **GIS System:** The Planning Board will ask the Selectmen to include in the 2008 budget the  
18 purchase of software that will connect the town's assessment records to the tax map data. This  
19 will allow all residents to easily obtain a copy of their assessment record and lot map. Currently  
20 many lots fall on multiple maps making coping difficult. In addition, abutter information and  
21 meeting noticing requirements will be far more efficient and accessible to all users of the town's  
22 system. Most of the cost of the new software can be recovered from associated user fees.  
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24 The meeting adjourned at 9:30pm.  
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27 Submitted,

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29 Stephen Halleran

Jane Stephenson, Chair PB  
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**MINUTES OF THE PLAINFIELD PLANNING BOARD**

**October 15th 2007**

**Meriden Town Hall , 110 Main Street**

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Members Present:	Jane Stephenson	Des Hudson
	Greg Estey	Greg Davini
	Mike Sutherland	Ruth Cassedy

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The meeting opened at 7pm.

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**Subdivision Regulation Update:** Halleran distributed the initial draft of the updated subdivision regulations from the regional planning commission. A meeting to discuss the work with UVLSRPC staff has been set up for Monday October 29<sup>th</sup> at 7pm. Board members were encouraged to review the work and prepare comments.

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**KUA Athletic Fields:** These discussions have been pushed back until the board's November 5<sup>th</sup> meeting. The school has agreed to work with landscape architect Bill Flynn to site the trees along Route 120 and Main Street so as to provide the best possible screen for the light towers.

**Richardson 4 lot subdivision Route 120:** The Planning Board reopened the hearing on this case. As discussed at the last meeting the applicant has asked the DOT to consider relocating the southernmost driveway further to the south, back to the originally permitted location from years ago that has now expired. The Planning Board supports this change and agreed to send a letter to the NHDOT asking them to approve the request. As currently permitted, there will be a 100' of the driveway that will parallel Route 120 and could, particularly at night, lead to confusion with north bound motorists on Route 120.

Mr. Richardson has again looked that the project and is unwilling to consider making the project a three lot subdivision with all lots access from a common driveway. He is, however, willing to include a 100' no build zone along Route 120, to minimize the visual effects of the project. Board members discussed briefly the appropriateness of development on this location, which despite its topographic issues is located in the Village Residential Zone (VR). The VR is intended to be where the town's highest housing density occurs.

There was much discussion about utility access to the project. Mr. Richardson is proposing that the southernmost driveway feature underground utilities, but is asking for a waiver of underground utilities for the northernmost driveway. He feeling that the driveway will be entirely within a forested area and poles and lines will not be visual burden for anyone.

Board members hope to be ready to act on the application at the November 5<sup>th</sup> meeting. For that meeting the applicant will provide text for the "no build zone" along Route 120. The answer from the NHDOT on the curb cut relocation should be in hand as well. The hearing was recessed until Monday November 5<sup>th</sup> 2007.

1 The approval of the October 1<sup>st</sup> meeting minutes was deferred until October 29<sup>th</sup>.

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3 Submitted,

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5 Stephen Halleran

Jane Stephenson, Chair PB

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**MINUTES OF THE PLAINFIELD PLANNING BOARD**

**November 5<sup>th</sup> 2007**

**Meriden Town Hall , 110 Main Street**

Members Present:     Jane Stephenson                     Des Hudson  
                                  Greg Estey                                     Greg Davini  
                                  Mike Sutherland                     Ruth Cassedy

The meeting opened at 7pm.

**Richardson Subdivision:** The Planning Board continued its review of the proposed four lot subdivision of this Route 120 property. Despite both the applicant’s attempt and a letter from Planning Board Chairwoman Jane Stephenson, the NHDOT is unwilling to amend the approval for the southern most driveway. The request was to return this curb cut to a previously approved location further to the south. The owner had allowed that permit to expire and it could not be renewed as part of this application.

The board reviewed the “no build” area that will prevent permanent structures from being located within 100’ of Route 120. Board members felt this change is an improvement to the application as it protects the scenic qualities of the entrance Meriden Village. The Board members felt this change was an improvement to the application. See the project plan for more details.

It was made clear from the discussions that the northern most driveway will be considered exempt from the provisions of the proposed wetland buffer ordinance for a period of four years per RSA 674:39. The driveway access point is located between two wetland areas. With the four-year period the access point can be established without further action by the town.

There being no other issues to discuss the board reviewed the application and subsequently voted to find the application complete. Hudson moved to approve the four lot division as outlined on the plan noting that the requirement for under ground utilities is waived for lots C&D, but that underground utilities are required for lots A & B. The motion was seconded and voted in the affirmative.

**KUA lights/Athletic field:** Head of School Mike Schafer and Chief Financial Officer Hugh McGraw explained the status of the project:

Landscaping: 7 white pines and 10 Hawthorns will be planted now, the other 14 maples and oaks will be planted in the spring as directed by landscape architect William Flynn. All work will be completed by June 1<sup>st</sup> 2008.

Path lighting: The school is proposing to have hoods fabricated to convert the light fixtures that were installed along the path to full cut off fixtures. The Planning Board encouraged the school to make absolutely sure that the manufacturer does not have a full cut off fixture available. In any case, some modification of these lights will be required.

1 Field lights: Head of School Mike Schafer indicated that Katherine Bello Assistant Athletic  
2 Director is the person on the campus who controls when the lights are illuminated. The school  
3 would like to request modifying the conditions that govern the use of the lights. By example,  
4 being able to use the lights on Wednesdays would be desirable for the school. The school is not  
5 proposing regular use of the lights on Sundays and would not expect regular use of the lights to  
6 go past 9 pm. The Planning Board made it clear that any modification of the light use rules  
7 would require a public hearing.

8  
9 Sharon Merchant encouraged the school to be mindful of neighbors that enjoy the dark night sky.  
10 Not all activities that can be done under the lights have to be done that way. The school existed  
11 for a long time without the lights.

12  
13 James Richardson expressed his frustrations of how much he feels the lights impact the property  
14 that he owns that is directly adjacent to the fields. He does not support any additional use of the  
15 lights.

16  
17 The Planning Board wrapped up this review of the athletic field operations as follows: The  
18 landscaping time table while less than ideal, is acceptable and must be completed by June 1<sup>st</sup>  
19 2008.

20  
21 Modifications to reduce light spill from the top and sides of the lights along the path between the  
22 fields and the hockey rink must occur and should first involve exhausting all possibilities to  
23 acquire full cut off fixture “hoods” from the manufacturer.

24  
25 All conditions for the use of the field lights remain in place until such time as the Planning Board  
26 has held a public hearing and subsequently voted to amend them

27  
28 The meeting adjourned at 9pm.

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30 Submitted,

Jane Stephenson PB  
Chair

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33 Stephen Halleran  
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**MINUTES OF THE PLAINFIELD PLANNING BOARD**

**November 19<sup>th</sup> 2007**

**Meriden Town Hall , 110 Main Street**

Members Present:     Jane Stephenson                     Des Hudson  
                                  Greg Estey                                     Mike Sutherland

The meeting opened at 6:30pm.

**National Grid Scenic Road Hearing:** The notice for the hearing was read. National Grid Arborist Jane Ramsey explained that the request is for permission to perform line maintenance on four roads designated as scenic roads (RSA 231) in the town of Plainfield. The Roads are Chellis, Harriman Road, Grantham Mountain Road and Whitaker Road. In all cases, the electric company is required to seek land owner permission for the planned work. Halleran reported that he had visited the sites with Ms. Ramsey earlier in the day. Planning Board member Mike Sutherland also attended the site visit. Halleran reported that nearly all the work involves very limited tree cutting and is mainly brush removal. Two possible exceptions are both on Harriman Road. The board reviewed photos of the two trees in question. The first is a large red maple with three of four main leaders being dead. There was discussion about leaving the trunk and one live leader for wildlife habitat, however, it was determined from the board's discussion that damage to other nearby trees from this one falling down will be significant. The entire removal was approved. The second situation on Harriman involves a large cedar tree in front of the Wallace residence. The tree has in the past been "shaped" at the top by the power company to maintain necessary clearances. Cable and telephone lines run right through the trees branches at this point. Halleran noted that the owner, who favors having the work done to reduce the likelihood that the tree becomes energized through limb contact, has contacted him. The proposed work was approved. As there were no residents at the hearing wishing to offer comments, the board completed its reviewed and voted unanimously to approve the proposed work on the four roads. As is customary in these matters town approval will require landowner permission and that all brush and debris be removed from the road right of way.

**Mark Wilder Site Plan Review:** The hearing was opened, the application involves the construction of a 24'x120' open sided pole barn on his 936 Stage Road property. The building will be used to store Plainfield Construction Company, Inc equipment. The existing uses on the property received Zoning Board approvals in 1990 and 1993. Owner Mark Wilder explained that the building would be located 40' from the top of the bank of the Blow-me-down brook. The structure is located approximately where he has outside storage of equipment now. By placing a roof over the equipment Mr. Wilder feels that besides the benefits to his business of keeping the equipment under cover when not in use there will be less pollutants in the water run off during storm events. No outside lights are planned and the structure will not be visible from Stage Road. Halleran noted that he had received one inquiry about the project from abutter Alexis McGuinness. However, based on the advertised location of the building she has no concerns about the project. The Planning Board moved to approve the application subject to the condition that final site grading be configured so as to provide an opportunity for storm water run off across a vegetated surface before entering the brook. Per the applicant the structure will not have any outside lighting. The motion was seconded and voted in the affirmative.

1 **Hodgeman to Salinger Annexation:** Chairman Stephenson opened the hearing. The annexation  
2 involves an 85 acre parcel fronting on **Dodge Road** owned by the Hodgeman (tax map 274  
3 lot 1). As proposed, 49.72 acres of backland will be transferred to property of Jerome Salinger.  
4 As a result of this application the Hodgeman land will be reduced to 34 acres. The Salinger  
5 land is located in the Town of Cornish. The annexed parcel, which is the only land the  
6 Salinger's will own in Plainfield will not be considered a separate parcel. As was done year's  
7 ago with a Yatsevitch proposal that also involved a town boundary line both the Plainfield  
8 and Cornish Planning Board's will review and approve the project. Stuart Hodgeman noted  
9 that the Cornish Planning Board held it's hearing last week and approved the application.  
10 Member Hudson reminded both parties that any future development on the annexed  
11 property would require a review by both towns. This was agreed to, however, there is no plan  
12 for any change of use to the land. No further questions having been raised the annexation  
13 was found to be complete and was unanimously approved as presented.

14  
15 **KUA Lights:** Chairman Stephenson reported on a visit the KUA campus on Wednesday  
16 November 14<sup>th</sup> and found the athletic field lights on at 7:00pm. Use of the lights is not  
17 permitted on Wednesdays. This is a board imposed condition. Upon investigation, Halleran  
18 learned that an error occurred as a result of preparation for the school's football teams first  
19 ever championship game. This was not considered a valid reason for deviating from the  
20 approval. The Planning Board will send a letter to the school concerning this infraction. The  
21 letter will become part of the record for this application and will be part of any future  
22 discussion about expanding the use of the lights. Given the Thanksgiving break, no further  
23 uses of the lights this season is permitted.

24  
25 **Subdivision Regulations:** The latest draft of the general update for the subdivision regulations  
26 was distributed. The Upper Valley Regional Planning Commission is doing this update work  
27 and the latest draft is a result of the commission's work. It is designed to update the various  
28 citations and definitions found in the document. The last subdivision regulation update was  
29 in 1996. Halleran will post the required hearing for one of the board's two meetings in  
30 December. A representative of the regional planning commission will attend the hearing.

31  
32 **Wetland Buffer Zoning Change:** The board focused on finalizing the language for this change.  
33 To minimize its impact it was determined that the new regulation will apply only to wetlands  
34 over ½ rather than the original ¼ acre. In the permitted uses section references to exemptions  
35 for temporary structures will be removed and replaced with references to Best Management  
36 Practices. Also in this section language was changed to clarify that the issuance of a wetland  
37 permits for a particular projects will be considered compliance with this regulation.

38 A hearing for this change to the zoning ordinance will be posted for the December 17<sup>th</sup>  
39 meeting.

40 The November 5<sup>th</sup> and September 10<sup>th</sup> minutes were approved as amended. The  
41 meeting adjourned at 9:00pm.

42  
43 Submitted,

Jane Stephenson PB  
Chair

44  
45 Stephen Halleran

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**MINUTES OF THE PLAINFIELD PLANNING BOARD**

**December 17<sup>th</sup> 2007**

**Meriden Town Hall , 110 Main Street**

Members Present:     Jane Stephenson                     Des Hudson  
                              Greg Davini                             Mike Sutherland  
                              Ron Liston

The meeting opened at 7:00pm

**Subdivision regulation hearing:** Chairperson Stephenson opened the hearing by reading the posting. Planner Peter Dzewaltowski from the UVLSRPC attended the hearing. Peter, at the direction of the Planning Board, performed the update work. This first phase of the project is meant to bring our regulations into conformance with current citations and planning practices. The existing regulations have not been updated since 1996. The second phase, yet to be undertaken, will involve amendments that are more policy driven. The board held a brief discussion about requiring surveyors to provide electronic data for all applications to the town. The board decided to keep the requirement in the draft regulations. There being no public wishing to comment the hearing was closed and a motion followed to adopt the new regulations, effective immediately, as the town's subdivision regulations. The motion was seconded and voted in the affirmative.

One item that Peter suggested might be added to the conceptual discussion to follow is the idea of asking that plans include the location of any vernal pools on the property being divided. The environmental significance of these pools is starting to translate into more attention from both state and federal agencies.

**Wetland buffer zoning change:** See attached one page summary for background information. Chairwoman Stephenson opened the hearing by reading the posting. This amendment has been in process for more than a year. As a result of the additional year of study the Planning Board met with the Zoning Board to discuss their role in the regulation, clarified some of the permitted use language and adjusted the minimum size for affected wetlands from ¼ acre to ½ acre. Conservation Commission Chairman David Grobe noted that that he feels the regulation is somewhat unique and represents a variety of compromises. David cautioned that the accumulative value of wetlands smaller than ½ acre should not be discounted.

As part of their discussion Planning Board members noted that relief from the buffer requirements come from the Zoning Board as a special exception. Existing ponds and uses will be grandfathered from the conditions of the ordinance.

Mike Sutherland noted that the draft document contains a typographical error in the permitted uses section. This will be corrected for the final submission.

There being no one else wishing to speak on the matter the hearing was closed and a vote to forward the proposed change to the town clerk for inclusion in the 2008 warrant was made, seconded and voted in the affirmative.

1 **Other business:** Des Hudson suggested that the Planning Board and Conservation Commission  
2 might want to establish a committee to study converting some of Plainfield's class VI roads into  
3 class A and B trails. Dave Grobe will take this idea to his board at their next meeting.

4  
5 Halleran noted that the Selectmen are establishing a committee to look into upgrading the street  
6 lights in Plainfield Village with more energy efficient fixtures that will satisfy dark sky  
7 standards. Public Service of New Hampshire has a program that will allow the cost of the  
8 upgrade to come from the energy savings from the new fixtures. The payback period for the  
9 work is expected to be about five years.

10  
11 The November 19<sup>th</sup> minutes were approved as amended.

12  
13 The December 17<sup>th</sup> meeting adjourned at 9:15pm.

14  
15 Submitted,

16  
17 Stephen Halleran

Jane Stephenson PB  
Chair

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