

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **January 5th 2009**
3 **Meriden Town Hall**
4

5 Members Present: Jane Stephenson Judy Belyea
6 Ruth Cassedy Mike Sutherland
7 Greg Estey Allan Ferguson
8

9 The meeting opened at 7:00pm

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11 Minutes of December 15, 2008 were reviewed and approved without amendment.
12

13 **Dad's House LLC:** The hearing for the Dad's House LLC subdivision on Bean Road
14 was opened at 7pm. Representing Dad's House LLC were Pat Buccellato from Pathways
15 Consulting, Attorney Robert Keane representing Mr. Pope, and Jim Gray, COO at KUA.
16 Abutter Allan Reetz was also present.
17

18 Pat Buccellato states that the 3.5 acre lot being subdivided from the larger lot has an
19 existing septic system approved by DES for a nine bedroom residential use. He stated
20 regulations for residential use are different than for commercial use. Mr. Reetz
21 commented that KUA rents rooms at Dad's House and will also rent the space to the
22 general public for various functions, and asked if this would be considered commercial
23 use. Mr. Buccellato was unaware that the building was occasionally rented for a fee.
24 However, he maintains that the system was overbuilt, and can handle 1,350 gallons of
25 water daily. State regulations for commercial use require a septic design that handles 10
26 gallons per person daily, so the system has the capacity for over 130 people to use it
27 daily. He stated the guesthouse now has five bedrooms, but then the question was raised
28 about the adjoining building. No one in the room knew how many bedrooms were in that
29 building, but they believe two. That building has not been remodeled, and there is no one
30 occupying it at the present time, but Mr. Gray indicates it might be used in the future. In
31 any case for the proposed use for the facility is intermittent.
32

33 A review of the original septic plan indicates that it was designed to handle five
34 bedrooms in Dad's House, and two in the adjacent building, for a total of seven
35 bedrooms. The Board concurred that the septic system appears to be more than adequate
36 to handle the current patterns of use, but that if the guesthouse were to become more
37 commercial in nature, this would trigger another review.
38

39 Mr. Keane states that Mr. Pope plans to gift the house and 3.5 acres to KUA, and retain
40 the remaining land. He has no current plans for further subdivision or development, but is
41 seeking a means to recoup some of his investment in the property. We discussed whether
42 there has been any effort to pursue a conservation easement on the open fields. Mr.
43 Keane states they are open to discussions with neighbors/abutters and are also planning
44 an appraisal of the remaining acreage to evaluate the potential tax benefits of a
45 conservation easement. He states Mr. Pope is committed to protecting the view shed from
46 the guesthouse. Ms. Stephenson asked if the 3.5 acre parcel being subdivided has been in

1 current use, and no one knew the answer. The completeness motion was approved, and
2 then the subdivision was approved with the usual waivers for a minor land subdivision.

3
4 **Zoning Changes:** The Board then discussed future zoning issues/changes. Based on the
5 ZBA's comments about wanting something in the regulations re: wind farms, Jane had
6 done a comparison of the language in our current regulations re: cell towers (WCFs) with
7 the language in some of the model wind farm ordinances we had previously reviewed,
8 and shared this with the Board. It appears that we could rather easily develop a 2 page
9 ordinance on wind farms which would be similar in most respects to the WCFs
10 regulations. Sutherland raised the question of reviewing our lighting standards based on
11 the information Des had provided.

12
13 Member Ferguson raised the question of further protecting our water resources, and
14 Sutherland said the next step would be to do a wetlands mapping, but this would require
15 money. However, we have no idea what the costs would be, and would need to obtain
16 estimates from firms that do this kind of work. It's also possible that KUA students might
17 be able to assist with wetlands mapping as part of a class project. Member Ferguson
18 asked if the Conservation Commission is concerned about water resources and protection
19 of the watershed and, if so, would they be willing to use some of their funds for mapping.
20 He will call David Grobe to discuss, and report back at the next meeting.

21
22 The meeting was adjourned at 8pm.

23
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25 Submitted:

26
27 Jane Stephenson
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1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **March 2nd 2009 Meeting**
3 **Meriden Town Hall**

4
5 Members Present: Jane Stephenson Judy Belyea
6 Allan Ferguson Greg Estey

7
8 The meeting opened at 7:10pm
9

10 **Scott Annexation:** Surveyor Chris Rollins represented the Scotts for this hearing which
11 involves the transfer of 2936 square feet (.07 acre) from the Scott's property (107-24) to
12 land owned by the Plainfield Historical Society (107-25). The goal of the project being
13 to ensure that in the future the Historical Society has sufficient land to allow for a small
14 storage addition to the rear of the building. Chris Rollins noted that he has configured the
15 annexation to bring the Historical Society's building into conformance with the existing
16 side setback regulations as well as adding enough land to the rear of the parcel to
17 accommodate the addition. By his calculations lot coverage for the parcel, with the
18 addition, will be 18% the maximum allowed for lot coverage is 20%.

19
20 Resident David Chellis questioned the need for parking for the parcel. The board
21 determined that as the proposed addition was for storage no change to the existing
22 parking approach was necessary. Halleran noted that if parking were an issue the Society
23 has the option of using the "approved alternative parking plan" special exception that is
24 found in the zoning ordinance for VR zoned properties.
25

26 There being no abutters wishing to comment and no other discussion from the board a
27 motion to find the annexation application complete was made, seconded and voted in the
28 affirmative. A motion to approve the application followed and was approved
29 unanimously.
30

31 **Stoddard Preliminary Discussion four lot division:** Surveyor Wayne McCutcheon and
32 Robert and Rachel Stoddard met with the Planning Board to discuss a possible division of
33 the couples 217 Chellis Road property into four large lots. The property is zoned Rural
34 Residential and all lots would conform to road frontage, acreage, and lot size and shape
35 requirements. A no build restriction is planned for the open fields on each lot. Wayne
36 asked if the board would consider waiving 5' interval contours for this application, he
37 could provide 10' contours from existing data. The board reviewed the property using
38 Google Earth Plus and determined from the aerial photos that given the size of the parcel,
39 neither slopes and wetlands were significant issues for three additional lots. This being
40 the case the 5' contour requirement was waived but the plan should show 10' topography
41 lines.
42

43 **Wayne McCutcheon Heirs of Alice Hendrick Plan:** Surveyor Wayne McCutcheon
44 provided the Board with a corrected copy of the Hendrick plan from 2001. Wayne noted
45 that a new abutter to the property has found an error in the 2001 plan that resulted in 1.2
46 acres of his property being shown as part of the Hendrick parcel. This plan is intended to

1 correct that error. A note on the new plan explains the error. Halleran noted that he has
2 spoken with the Hendrick family to confirm that they are aware of this issue and do not
3 object to the finding. Likewise, the 2001 project is not adversely impacted by this
4 change. The various parcels that were approved in 2001 are still permitted and conform
5 with the zoning ordinance.

6
7 Jane Stephenson signed the corrected mylar which will now be recorded and will be
8 available for future reference.

9
10 **Wind Powered Generator Ordinance:** The Planning Board spent time reviewing the
11 draft of the proposed wind powered electric generator ordinance, which has been closely
12 modeled after the town's existing communication tower ordinance. As part of these
13 discussions it was decided to increase the setback for these structures on Scenic Roads
14 from the 110% of height to 220%. There was also discussion about the need to reconcile
15 any differences between the wind powered generating ordinance and the existing
16 telecommunication ordinance as both regulate very similarly sized structures.

17
18 The meeting adjourned at 9:00pm.

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20 Submitted,

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22 Stephen Halleran

Jane Stephenson
PB Chair

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2 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
3 **March 16th 2009 Meeting**
4 **Meriden Town Hall**

5
6 Members Present: Jane Stephenson Mike Sutherland
7 Allan Ferguson Greg Estey

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9 The meeting opened at 7:10pm

10
11 The March 2nd meeting minutes were approved as amended. Jane Stephenson signed a
12 second “corrected” mylar for the Heirs of Alice Hendrick Plan see March 2nd 2009. Last
13 meeting’s version did not include the necessary blank upper right hand corner that is
14 required by the Sullivan County Registry.

15
16 The majority of the meeting was spent reviewing the second draft of the proposed wind
17 generating systems ordinance. Using the state’s guidelines, the state’s model ordinance
18 and RSA 674, the board improved/clarified language of the draft. The need to ensure that
19 the ordinance is adequate, not only for small residential units, but also for all projects that
20 range in size from the residential to the 30 megawatt sized project that comes under
21 review by RSA 162.

22
23 Chairwoman Stephenson discussed with the board her continued investigation of
24 obstacles to completing work force housing type projects. Jane has been speaking with
25 local developers to attempt to gain insight on their perspective for these projects. The
26 main take away, so far, has been that the community must be in favor of the concept.
27 Abutters and groups in opposition to a proposal can easily delay and complicate the
28 project to the point where all hope of doing “affordable” housing units is lost.

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30 The group will meet next on Monday April 6th 2009.

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32 Submitted,

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34 Stephen Halleran

Jane Stephenson
PB Chair

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1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **May 4th 2009 Meeting**
3 **Meriden Town Hall**

4
5 Members Present: Jane Stephenson Ruth Cassedy
6 Allan Ferguson Greg Estey
7 Judy Belyea
8

9 The meeting opened at 7:00pm

10
11 The April 20th minutes were approved as amended.

12
13 Greg Estey and Allan Ferguson reported on the day they spent at the State Office of
14 Energy and Planning Conference. The day was filled with many useful topics, among
15 them, permitting for alternative energy devices, and the new work force housing
16 legislation.

17
18 The board held a brief discussion about the schedule of the Hall Farm relocation project
19 that KUA is bringing before the various town boards. The ZBA will be reviewing a
20 request for a front yard setback encroachment on May 11th and the site plan for the
21 relocation of the farmhouse will be held with the Planning Board on June 1st. The
22 proposed location for the farmhouse is between Welch and Huse House.

23
24 The Planning Board reviewed some additional materials on Wind Powered Electric
25 Generators (copies attached). In particular, the European Best Management Practices for
26 large scale wind farms was of particular interest. Halleran plans to talk with municipal
27 officials in Unity NH, Barton and Sheffield VT all towns' that have recently been
28 impacted by large-scale wind farms. The goal of the work is to develop an ordinance that
29 promotes small-scale alternative energy projects, but at the same time includes sufficient
30 review provisions to handle large scale commercial operations.

31
32 Chairwoman Stephen proposed that the Planning Board begin a review of the 2003
33 Master Plan for updating. This work will begin at the board's June 15th meeting.

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36 Submitted,

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38 Stephen Halleran

Jane Stephenson
PB Chair

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1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **June 1st 2009 Meeting**
3 **Meriden Town Hall**

4
5 Members Present: Jane Stephenson Ruth Cassedy
6 Allan Ferguson Greg Estey
7 Judy Belyea Des Hudson
8

9 The meeting opened at 7:00pm

10
11 The May 4th 2009 minutes were approved as amended.
12

13 Halleran noted that the KUA site plan review for the relocation of the Hall farmhouse has
14 been withdrawn. Jim Gray CFO of Kimball Union explained that the school wishes to
15 have more time to study the project as it relates to other possible campus projects.
16

17 **KUA to the Meriden Fire Department Annexation:** Jane Stephenson opened the
18 hearing. Steve Halleran read the posted notice. Surveyor Chris Rollins explained that the
19 project involve the transfer of 5050 ft (.12 acres) of land from KUA property (map 104-
20 lot 33) to land of the Meriden Volunteer Fire Department (map 104-lot 29). The
21 purpose of the project is to insure that the fire department has sufficient land for a
22 future building addition. The project plan also depicts additional lands going to
23 Meriden Fire Department (.04 of an acre) and KUA (.08 of an acre) from the
24 Holdaway heirs. These two transfers will correct a previous error in the MVD, llc
25 survey that was discovered as part of this application. Allan Fergsun-KUA Trustee and
26 Greg Estey- KUA abutter both stepped down from the board for these discussions.
27

28 Halleran noted that a site plan for the new fire station addition is scheduled for June
29 15th.
30

31 There being no questions from abutters, the application was approved as presented.
32

33 The board's next meeting will be June 15th and will include the start of the Master Plan
34 Update.
35

36 The meeting adjourned at 8:30pm.
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38 Submitted,

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40 Stephen Halleran

Jane Stephenson
PB Chair

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1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **June 15th 2009 Meeting**
3 **Meriden Town Hall**

4
5 Members Present: Jane Stephenson
6 Allan Ferguson
7 Judy Belyea
8 Des Hudson
9 Mike Sutherland

10
11 The meeting opened at 7:00pm

12
13 The June 1st minutes were approved as amended.

14
15 **Meriden Volunteer Fire Department Site Plan Review:** Chairwoman Jane Stephenson
16 opened the hearing. Fire Chief David Best discussed the details of the proposal. If
17 federal funding is obtained, the department intends to add an additional truck bay to the
18 station and an additional 10' of width to the entire building along the back wall. The
19 Chief stressed that both of these improvements are designed to enhance the safety of fire
20 fighters using the building. As currently configured, the building has four trucks with
21 three bays and the depth of the building is barely enough to accommodate modern fire
22 apparatus. Once completed, the entry into the building will be from the back and the
23 building will be 100% ADA complaint including bathroom facilities.

24
25 Board members reviewed the site plan prepared by surveyor Chris Rollins. Halleran
26 noted that while municipal functions are exempt from local regulations, the town has
27 always felt that to the extent possible these projects should go through the local
28 regulatory process.

29
30 Board members reviewed a lot coverage calculation prepared by Rollins. The document
31 shows that while not in complete conformance with the current town regulations the
32 enlarged lot as reconfigured, (See June 1sts minutes), with the improved fire station
33 (41.5%) will come closer to conformance than it currently does (49%). Likewise, the
34 existing building while not in the right of way for Route 120, does not satisfy the required
35 setback. The addition of the one bay will not be closer to the road than the existing
36 station.

37
38 Chief Best indicated that the new additions will look similar to the existing building and
39 that only one new outside light is planned. The Planning Board encouraged the
40 department to consider eliminating the large spotlight that shines down on the station
41 from a nearby utility pole. Any new outside lights will need to be dark sky compliant.
42 Abutter Richard Holdaway noted that this is the perfect application for new modern
43 motion activated lighting, providing plenty of light during emergencies, but dark skies
44 most of the time. Chief Best agreed to look into this further.

45

1 There being no other questions or comments, a motion was made to find this municipal
2 application complete and proper with the exclusion of the lot coverage issue and setback
3 issues as described. The motion was seconded and voted in the affirmative. A motion to
4 approve the site plan subject to a review of the outside lighting by the Zoning
5 Administrator at the time the addition is constructed. The motion was seconded and
6 voted in the affirmative.

7
8 **Plainfield Library Sign:** Trustee Dennis Girouard met with the Planning Board to
9 discuss plans to upgrade the Plainfield Library sign. The PB explained that as long as the
10 sign conforms to section 3.10 of the zoning ordinance the trustees can move forward with
11 the project without further approval. Halleran noted that if the sign is located on either
12 private land or within the state right of way for Route 12A permission from those entities
13 is required.

14
15 **Master Plan Update:** The Planning Board commenced its review of the current 2003
16 Master Plan with a review of the requirements for Master Plans as outlined in RSA 674:2.
17 It was determined that with the exception of the addition of an energy section the current
18 plan has the necessary components.

19
20 The Board next began a comprehensive review of the goals and recommendations for
21 each chapter to see which projects have been completed since 2003. The updated plan
22 will reference the work that has been done and will update the existing goals and
23 recommendations. This work will continue at the July 6th meeting and will be followed
24 by chapter update assignments. Board members noted that while much work remains it is
25 always rewarding to see the number of recommendations that have been acted since the
26 previous update.

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29 The meeting adjourned at 9:20pm

30 Submitted,

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33 Stephen Halleran

Jane Stephenson
PB Chair

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1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **July 20th 2009 Meeting**
3 **Meriden Town Hall**

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5 Members Present: Jane Stephenson
6 Allan Ferguson
7 Greg Estey
8 Mike Sutherland
9

10 The meeting opened at 7:00pm
11

12 **Stoddard Subdivision:** Chairwoman Stephenson opened the hearing by reading the
13 posted notice. The application involves dividing the 158.10 acre tract into four lots 1-
14 38.9 acres with a pole barn; lot 2-12.2 acres with the existing house; lot 3- 20.8 acres
15 and lot 4- 86.2 acres. The property is zoned Rural Residential. Municipal water or
16 sewer serves none of the lots. Each lot is proposed with its own driveway from Chellis
17 Road. The Stoddards met with the Planning Board on March 2nd for a preliminary
18 discussion about the project. Surveyor Wayne McCutcheon noted that the final
19 project is very similar to the one discussed in March. However, rather than designated
20 house locations, the project calls for no building within 900' of Chellis Road.
21 Chairwoman Stephenson mentioned that the 900' line is not shown on the plan.
22 Surveyor McCutcheon will add the line to the plan. Wayne went on to explain that all
23 utilities will be underground from existing lines, no new lines, for this project will be
24 permitted along or over Chellis Road. Local resident and TDS employee David Chellis
25 suggested that the most efficient way to serve lot 3 and lot 4 would be from the last
26 pole on Meriden Mobile Court Drive, but that this will require a private easement
27 from the park owners. Richard Sanborn, owner of the park introduced himself and
28 added that his main concern is that develop of lots 3 or 4 might impact the water
29 source for the park. This happened before during construction of another house on
30 Chellis Road, when the aquifer was impacted and the well at the trailer park went dry,
31 and they had to drill a new well. Surveyor Wayne McCutcheon suggested that
32 perhaps the Stoddards and Sanborns could work out an arrangement concerning the
33 utility easement and the well issue.
34

35 Halleran cautioned the Stoddards that in absence of a land trust or some other third
36 party the Stoddards would be, by default, the enforcement agent for any conditions
37 that they wish to impose. The only concern for the town will be those Planning Board
38 placed or endorsed conditions like the no further subdivision of the lots and the 900'
39 no build zone. Exact house or drive locations (beyond the curb cut) are not town
40 enforced. Likewise it has been the town's experience that buyers typically want to
41 change one or more conditions as part of the actual development of the lot, this being
42 the case, clarity in wording used in deed language will be important.
43

1 Board members noted that there is significant distance between the test pit locations
2 and the depicted house sites on the plan. Surveyor McCutcheon explained that the
3 septic locations are only suggestions used to prove suitability of the lots and that each
4 can be accessed by the most likely house site on the lot, although in several cases it will
5 require long runs of pipes with multiple clean outs.

6
7 Board members also discussed whether good planning dictated moving the house sites
8 closer to the road, in the fields, leaving the backland unfragmented. At the same time
9 preservation of agriculture fields is a priority for the board. In this case the applicants
10 made it clear that they wish to not having buildings in the fields.

11
12 Dave Chellis inquired about the possibility of annexing a very small part of lot 1 to his
13 property. The board did not see this as a problem, but at the moment it is not part of
14 the plan proposed.

15
16 There seeming to be significant details remaining to be worked out, the Planning
17 Board recessed the hearing until August 17th . At the next meeting the Planning Board
18 will be looking for additional information on the utility easements, any project
19 covenants, seeing that the 900' no build line drawn on the plan and if the plan includes
20 any minor annexations or boundary line adjustments to neighbors.

21
22 **Other Business:** Halleran reported that he has spoken with local officials in the town's
23 of Sheffield and Barton Vermont regarding large-scale wind farms. While the Vermont
24 system is somewhat different than the NH planning process having some sense of the
25 community's collective attitude toward large scale wind projects as part of the Master
26 Plan was highly recommended. In addition, provisions for hiring town experts and
27 consultants to assist the town with its review were seen as very beneficial. Also,
28 making sure that the town's land use regulations cover the situation where Plainfield
29 roads, land and views are impacted by a project that is developed in another town is
30 important. The approved wind farm in Sheffield Vermont will pay all of taxes to
31 Sheffield. However, Barton Vermont maintains the access road and the power grid to
32 the project and is more visually impacted by the generating towers.

33
34 On the request of Chairwoman Stephenson the UVLSRPC will be conducting an
35 audit of town regulations concerning the workforce housing issue. The outcome and
36 recommendations from this audit will be available in early October so that any needed
37 zoning changes can be voted on in March 2010.

38
39 The June 1st minutes were approved as amended.

40
41 The meeting adjourned at 9:00pm
42 Submitted,

43
44 Stephen Halleran

Jane Stephenson, Chair PB

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **August 3rd Meeting**
3 **Meriden Town Hall**

4 Members Present: Jane Stephenson
5 Allan Ferguson
6 Greg Estey
7 Mike Sutherland

8 The meeting opened at 7:00pm

9
10 The July 20th minutes were approved as amended.

11
12 The Planning Board spent a few minutes being updated on the status of applications in
13 process. The Stoddard subdivision will be continued on August 17th, Halleran is aware
14 that the applicant is continuing to work on utility access issues and the development of
15 protective covenants for the property.

16
17 John Romkey will have filed an application for a minor subdivision of his property. Prior
18 to selling the main property John is transferring one lot to an abutter and one small
19 annexation to another abutter.

20
21 John Burbee, owner of the former Hook's Welding Shop is before the ZBA in August
22 with a site plan review to follow. Limited car and camper sales are proposed for the
23 property.

24
25 **Master Plan Update:** The board spent the meeting working on the master plan update.
26 Chapter update assignments were as follows:

27
28 Historic Resources Jane Stephenson
29 Energy Allen Ferguson
30 Economic Base Des Hudson
31 Natural Resources Mike Sutherland
32 Recreation Greg Estey
33 Community Facilities Stephen Halleran
34 Transportation Judy Belyea
35 Land Use Regional Planning Assistance
36 Housing Regional Planning Assistance
37 Population Deferred until after census

38
39 Jane Stephenson has nearly completed work on a draft the Historic Resource Chapter
40 The goal is to have rough drafts of these chapters by October 1, 2009.

41
42 The meeting adjourned 9:00pm

43
44 Submitted,

45
46 Stephen Halleran

Jane Stephenson, Chair PB

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2 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
3 **August 19th Meeting**
4 **Meriden Town Hall**

5 Members Present: Jane Stephenson
6 Des Hudson
7 Greg Estey
8 Mike Sutherland
9

10 The meeting opened at 7:00pm

11
12 August 3rd minutes were approved as amended.
13

14 **Continuation of the Stoddard Subdivision (see July 20th minutes):** Surveyor Wayne
15 McCutcheon updated the board on the open issues from last meeting. He has included on
16 the plan, the no build line that is proposed by the applicant. No building of
17 structures/additions will take place in this area. The lots will be served by private utility
18 lines, all underground, coming from the last utility pole on the west end of Chellis Road
19 which is adjacent to property of Cheyenne and David Chellis. An existing utility
20 easement over the Chellis property will be used to reach the Stoddard land (70') and from
21 that point a 30' wide easement will be established across the Stoddard land to serve each
22 of the lots. Dave Chellis asked that all work done on his land be below existing grade
23 and that any and all necessary utility cabinets/pull boxes be on the Stoddard property.
24 The applicant agreed to this. Likewise Dave asked that the driveway to lot 1 be setback
25 from his property line at least 20' (side yard setback in the Zoning Ordinance) the
26 applicant also agreed to this request. Attorney Peter Decato asked that the board consider
27 requiring some security that will insure that if his clients, the Sanborns, have any issues
28 with their well which serves the entire Meriden Trailer Park it will be paid for by the
29 developer. See attached. The Planning Board will review this request with Town
30 Counsel. The hearing was recessed until the board's next meeting. The Board
31 determined that Monday August 31st will serve as the workshop meeting for September
32 and will be the board's next meeting. This allows the board to avoid meeting over the
33 Labor Day holiday.
34

35 Robert Stoddard noted that he will likely amend the plan to excluded the 900' no build
36 zone for lot 2. His existing house will be located entirely within the no build area.
37

38 **Romkey Annexation:** Chairwoman Stephenson read the posted notice. Surveyor Chris
39 Rollins noted that the application has become less intensive as a planned twenty-acre lot
40 to be sold to an abutter has been eliminated. The project is being driven by the pending
41 sale of the Romkey property. The new owners were not willing to part with the twenty
42 acres. Survey Rollins noted that he kept all the detail on the plan, except the proposed
43 lot, as it now contains some new survey data that had not previously existed. This work
44 was necessitated by the now eliminated lot, but will be of value to the new owners as it
45 more accurately depicts the boundaries of the large lot. The .70-acre annexation to the
46 Clerkin property is intended to provide additional buffer for the Clerkin house. The land

1 is all zoned rural residential and both lots are and will continue to be conforming to the
2 zone requirements after the transfer. There being no abutters wishing to comment the
3 planning board found the application complete and approved the minor annexation on a
4 unanimous vote.

5

6 The meeting adjourned at 8:45pm.

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8 Submitted,

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10 Stephen Halleran

Jane Stephenson, Chair PB

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1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **August 31st Meeting**
3 **Meriden Town Hall**

4 Members Present:

5 Judy Belyea
6 Allen Ferguson
7 Greg Estey
8 Mike Sutherland
9

10 The meeting opened at 7:15pm
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13 **Stoddard Subdivision:** The recessed hearing was opened and Town Administrator
14 Halleran noted that the applicant is still working on issues related to utility easements for
15 the proposed lots. Abutters Dave and Abbie Chellis were in attendance. Copies of recent
16 correspondence were distributed to board members. Included were letters from Attorney
17 Peter Decato who represents Dave and Cheyenne Chellis as well as the Sanborns and a
18 letter from applicant Robert Stoddard responding to the recent Decato letter. The
19 application was continued to the September 21st meeting.
20

21 **Master Plan Update:** The remainder of the meeting was spent reviewing draft one of the
22 updated Natural Resource Chapter done by Mike Sutherland. Mike took the group
23 through the chapter explaining the updated sections. Town policy and positions have not
24 significantly changed with regard to natural resources. The updated chapter now
25 references the adopted wetland buffer ordinance.
26

27 The group discussed whether this chapter would be an appropriate place for some
28 language about the community's views on large-scale wind farms. Selectwoman Belyea
29 shared her experiences with a recent visit to the Lempster project. Judy noted that the
30 towers made little or no noise. One surprise was the increased utility lines into the
31 project along the roadway leading into the project.
32

33 Mike Sutherland also noted that the recommendations now contain language encouraging
34 the Selectmen to consider taking action to minimize any environmental impacts caused
35 by the Highway Garage to the adjacent Penniman swamp area.
36

37 Mike will continue to refine the draft. He noted that the previous update to this chapter
38 done by Planning Board member Greg Estey was very comprehensive and well done.
39

40 The meeting adjourned at 8:40pm
41

42 Submitted,

43
44 Stephen Halleran

Jane Stephenson, Chair PB

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46

1 could require that the drive be set back 20,' noting that common drives are often right on
2 the lot line. In this case the curb cut for the lot is well away from the Chellis land, but the
3 interior drive may come right along the common lot line for some distance.

4
5 The Board recessed the hearing until such time that the applicant has developed a specific
6 plan for providing utilities to the project. The board will receive a status report on
7 October 5th.

8
9 **Other business:** The board concluded the meeting by discussing the status of the
10 ongoing master plan update. The October 5th meeting will be devoted to this project.
11 The natural resource and community facilities chapters are now in draft form and posted
12 on the town's website.

13
14 Submitted,

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16
17 Stephen Halleran

Jane Stephenson, Chair PB

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1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **October 19th Meeting**
3 **Plainfield Town Hall**

4 Members Present:

5 Jane Stephenson
6 Mike Sutherland

 Allan Ferguson
 Des Hudson

7
8 **Scenic Road Site Visit:** The meeting opened at 6:00pm with a site visit to Black Hill
9 Road and River Road concerning a scenic road hearing request by National Grid. Jan
10 Ramsey of Nation Grid explained that the proposed work involves removing dead trees
11 under the power lines and removing limbs sufficient to maintain three years growth
12 clearance from the lines. Jan stressed that all trees to be removed have been marked and
13 that all land owners have been contacted about the proposed work. John Stephenson and
14 Des Hudson both acknowledged that trees were marked, many ribbons are now gone.
15 Neither has been contacted about the proposed work along their property. Jan assured the
16 board that she would contact the responsible party and make sure that these contacts were
17 made prior to the start of any work. Moving down to River Road the Planning Board
18 stressed the importance of doing as little work as possible in and around the various
19 locations that bald eagle nesting has been known to occur along this roadway. Jan
20 concurred with this request. Selectboard member Belyea noted that leaving as much
21 growth on the riverbank side as possible would be appreciated. The town is constantly
22 dealing with bank erosion issues on River Road. Jan agreed with this as well.

23
24 **Plainfield Town Hall 7:00pm:**

25
26 The October 5th minutes were approved as amended.

27
28 **Scenic Road Hearing:** Jane Stephenson opened the hearing by reading the posted notice.
29 The group reiterated the concerns expressed on the site walk. Member Hudson moved
30 that the request for line maintenance be approved subject to all land owners being
31 contacted in advance, that the work be done in a manner that is sensitive to wildlife and
32 the concerns about erosion on the west side of River Road. The motion was seconded and
33 voted in the affirmative.

34
35 **Workforce Housing:** The Planning Board met with Senior Planner Mike McCrory from
36 the RPC to discuss his review of Plainfield's Zoning Ordinance as it pertains to work
37 force housing legislation RSA 674-58-61. See attached. Mr. McCrory stressed that the
38 Plainfield's zoning ordinance is pretty reasonable and that the Planning Board is free to
39 address any deficiencies over a period of time. Wholesale changes to the ordinance are
40 not indicated, but the town might want to consider adding a density bonus for
41 Conservation Design projects and/or amending the accessory apartment provision in the
42 ordinance to include two bedrooms and make accessory apartments allowed by right in
43 more zones rather than requiring a special exception. Member Hudson expressed the
44 opinion that:

45

- 1 1. The best thing we could do for the “work force” is to provide attractive, well paid
- 2 jobs in the “clean tech” emerging markets or the hospitality area.
- 3 2. The second best would be provide access to lower cost home lots in Plainfield.

4
5 Mr. McCrory provided the results of a study that indicated income and housing cost
6 levels that constitute “affordable housing.” This study supported the local analysis
7 work done by Planning Board member Mike Sutherland. Mike Sutherland expressed
8 frustration about the lack of guidance for determining whether or not a town is
9 meeting the requirements of the statute. Mike McCrory agreed that this is an issue.
10 In Plainfield the study showed that housing needs to be available at or below
11 \$200,000 to be considered affordable.

12 Board members went to query Mr. McCrory about whether the density bonus
13 could be used as a carrot to entice developers to include a workforce-housing component
14 in their projects. Mike was not sure on this but promised to get back to the town on the
15 issue.

16 The Planning Board intends to propose any necessary changes to insure
17 compliance with the new legislation at the next town meeting.

18
19 **Stoddard Subdivision:** Halleran reported that the Stoddard’s are ready to move forward
20 with their project. The board will take up the matter at their November 2nd 2009 meeting
21 a the Meriden Town Hall.

22
23 The meeting adjourned at 8:30pm.

24
25 Submitted,

26
27 Stephen Halleran

Jane Stephenson, Chair PB

28
29

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **November 2nd Meeting**
3 **Plainfield Town Hall**

4 Members Present:

5 Jane Stephenson
6 Mike Sutherland

Greg Estey
Judy Belyea

7
8
9 **Stoddard Subdivision:** As previously advertised, the Planning Board resumed the work
10 on the Stoddard's three lot division. At issue has been the provision of utilities to lots 3
11 and 4. See previous minutes and recent letter in the file dated 10/30/09. The Stoddard's
12 have decided to service all the lots with a private easement across their own land. This
13 will eliminate any need to acquire permissions from other landowners and will not
14 require any utility poles on Chellis Road. Road Agent Ken Stocker has approved the use
15 of 75' of the town's right of way for Chellis Road to allow for underground utilities that
16 will then move onto private property for the remaining run to lots 1, 3, 4.

17
18 Applicant Robert Stoddard also noted at the meeting that he would honor the request of
19 Dave and Cheyenne Chellis that the driveway for lot 1 maintain a 20' buffer with the
20 common property line between the Chellis property.

21
22 Richard Sanborn again repeated his concern that if the development of lot 4 resulted in
23 the loss of water in his well that serves the Meriden Mobile Court, that the owners of lot
24 4 should be responsible for providing a new water source to the park. The Planning
25 Board membership indicated that Mr. Sanborn's concerns would be noted in the minutes.
26 The board felt that placing liability for damage to the existing Meriden Mobile Court well
27 that might occur from a single residence on an 86.2 acre parcel, more than 1500' away,
28 was not reasonably within their powers to do. Many subdivisions with greater densities
29 have been approved without such assurances to abutters. If one neighbor's development
30 of a well impacts another the Planning Board felt that this was a civil matter not related to
31 the subdivision.

32
33 There being no further comments, a motion to find the application complete was made,
34 seconded and voted in the affirmative. A motion to approve the subdivision followed and
35 was also voted in the affirmative.

36
37 Surveyor Wayne McCutcheon will bring forward the final plan for signing.

38
39 **Zoning Changes:** Based on the discussions with Mike McCrory from the RPC, the
40 Planning Board will move forward on relaxing the requirements for accessory
41 apartments. This change will eliminate the need to go to the ZBA for approval for an
42 accessory apartment. The accessory apartment has become a popular way to create either
43 moderately priced rental units or to provide housing for family members.
44

1 The more complex ideas of changing some of the various zoning districts and or adding
2 density bonuses for projects that include so called work force housing will continue to be
3 studied.

4

5 The meeting adjourned at 8:20pm.

6

7 Submitted,

8

9 Stephen Halleran

Jane Stephenson, Chair PB

10

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13

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **November 16th Meeting**
3 **Plainfield Town Hall**

4 Members Present:

5 Jane Stephenson
6 Mike Sutherland

Allan Ferguson
Judy Belyea

7
8 The November 2nd meeting minutes were approved as amended.

9 The Mylar for the November 2nd approved Stoddard subdivision was signed and will be
10 recorded at the registry.

11
12 **John Burbee:** Jane Stephenson opened the hearing for the Site Plan Review of the former
13 Hook's Welding Shop #644 Route 120. The property is now owned by John and Sara
14 Burbee.

15
16 The Zoning Board reviewed and approved a combination of related uses for the property.
17 Approved uses are to be the sale of cars and RV's (maximum of seven units) and a one
18 bedroom apartment to be accessed from around the back of the building. The general
19 plan is to focus the apartment activities to the rear of the property and the sale of vehicles
20 to the front. A farmer's porch is planned for the northeast corner of the building and a
21 fence will be installed to provide the privacy for the tenants. The commercial activities
22 will be intermittent and are the over flow from the owner's Claremont facility. The shop
23 will not be open daily for walk in car or RV repairs. Outside lighting will be full cut off
24 fixtures, one over each overhead door, two on the Westside and two on the north side.

25
26 Lot coverage, Halleran noted that at 1.6 acres the max lot coverage would be equal
27 approximately 14,000 sq feet. As proposed the project covers 10,800 square feet.

28
29 Septic System Review, John Burbee presented the board with a report from Jack
30 McKenzie of McKenzie Septic Tank Services who found the system to need pumping,
31 but otherwise in good working order. John acknowledged that if the system fails he
32 would be responsible for immediate replacement. He further noted that some of the
33 confusion concerning the status of the septic system is due to that fact that the property
34 also contains a holding tank and drywell for gray water that had failed and will no longer
35 be used.

36
37 Board members agreed with the applicant that many of the aesthetic improvements that
38 are being made are in keeping with the town's voluntary design guidelines, specifically
39 the steep pitched roof, divided light windows and the proposed siding. All agreed that
40 the property is looking much better and that having the parcel used again is desirable.

41
42 John Burbee noted that he plans to have a roadside sign installed, but the design is not
43 complete.

44
45 There being no abutters in attendance and no further questions, Chairman Stephenson
46 moved to approve the application with the following conditions:

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1. Outside lighting fixtures will have a full cut off design and as shown on the plan.
2. The septic system is to be monitored closely and must be replaced immediately if any sign of failure is evident.
3. The road side sign design is to be reviewed, for compliance, by the town's Zoning Administrator before it is installed.

The motion was seconded and approved on a unanimous vote.

Cartographics: The Planning Board listened/viewed a presentation by Tim Fountain of Cartographic Associates concerning software that the company sells that might be useful to the town. Things like printing individual maps, abutter lists, and viewing various layers of data are all made easier with the software. Cartographics developed the town's tax map data and is involved annually in maintaining and updating that data.

Zoning Changes: The Planning Board reviewed and edited the latest draft of the Wind Powered Generator Ordinance as well as the change that will allow Accessory Apartments to be constructed in more places throughout town without having to first go to a ZBA hearing.

Master Plan: The Planning Board will continue its work on the Master Plan Update at the December 7th meeting.

The meeting adjourned at 9:20pm

Submitted,

Stephen Halleran

Jane Stephenson, Chair PB

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **December 7th 2009 Meeting**
3 **Plainfield Town Hall**

4 Members Present:

5	Jane Stephenson	Allan Ferguson
6	Mike Sutherland	Judy Belyea
7	Greg Estey	

8
9 The meeting opened at 7:00pm

10
11
12 **KUA Miller Library Project:** Jim Gray and Doug Plummer met with the Planning
13 Board to discuss a change to the approved Miller Student Center site plan review. As
14 part of the project the school now wishes to enclose the “court yard area” on the north
15 side of Miller turning this 1,800 sq ft space into a learning or study area. The front of the
16 building does not change and the three parking spaces that are currently adjacent to the
17 yard will be relocated to the rear of the building. Any new outside lights will be full cut
18 off fixtures. The approved use and other plans for the Miller project remain unchanged.
19 Given that this space is already within the overall foot print of the building and does not
20 change the use, the board determined that this change was not significant enough to
21 warrant a new site plan review for the project.

22
23 **Zoning Changes:** The Planning Board did a careful edit and grammar review of the
24 proposed zoning changes in advance of the upcoming hearing on December 21st. While
25 no substantive changes were made, the document was grammatically improved.

26
27 **Master Plan Update:** The board reviewed the status of the update project. Member
28 Estey indicated that he would have draft of the recreation chapter available for board
29 comment at the next meeting. The only remaining chapters that need updating are
30 transportation, land use, and housing. Halleran will update the building permit chart from
31 town records and he will contact the RPC about getting new data for the transportation
32 chapter.

33
34 The meeting adjourned at 8:30pm

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36 Submitted,

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38 Stephen Halleran

Jane Stephenson, Chair PB

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