

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**

2 **Meeting**

3 **January 16<sup>th</sup> 2012**

4 **Meriden Town Hall**

5 Members Present: Jane Stephenson, Chair Mike Sutherland  
6 Allan Ferguson Mary Barnes

7  
8 The meeting opened at 7:00pm

9  
10 **Cullinan Subdivision:** Steve Halleran shared with the board James Kelleher's plans to  
11 further subdivide lot 3 of the 2006 Cullinan subdivision. The Planning Board minutes of  
12 the 2006 hearing have some discussion about no further subdivision of the lots, but this  
13 condition was not imposed as part of the final approval. The Planning Board had focused  
14 on the protection of the open space in the front of lot 3, requiring that all development be  
15 in the designated building envelopes. In the case of lot 3, the building envelope is behind  
16 the existing stonewall that is the boundary between forest and open field. The board  
17 agreed that any further subdivision of the property would have to adhere to those  
18 protective measures; no additional development, no driveways in the field, and all  
19 buildings would have to be located behind the existing stonewall.

20  
21 **KUA Athletic Field Lights:** Halleran shared with the board the annual letter from KUA  
22 which reports back on the use of the athletic field lights over the last year. Filing the letter  
23 is part of the approval for the field. Halleran noted that the school has reported less use  
24 of the lights than is permitted. The lights were used 23 times, when as many as 60 would  
25 have been permitted.

26  
27 **Shulman Subdivision:** Chair Stephenson opened the hearing on the proposed five lot  
28 subdivision of the 68 acre Shulman property located at 3 Porter Road. Survey Chris  
29 Rollins explained the application to the group. The project includes the existing house  
30 on Lot A- 5.19 acres, Lot B -31 acres, Lot C- 12.53 acres, Lot D -5.72 acres and lot E-  
31 12.10 acres all fronting on Ladieu Road. Also included in the plan is lot "F," a small  
32 parcel (.15 of an acre) to be annexed to the Coreyville Cemetery lot for parking. Lot A  
33 has an existing access point, Lot B & C to have a shared driveway. However should the  
34 owner of lot C build between Ladieu Road and the existing brook shown as "site C" on  
35 the plan a common driveway is not needed. But if the house for C is to be west of the  
36 brook the common driveway would be needed. Lots E&D will also share a driveway.  
37 The applicant has submitted a wetland permit to the state that, when approved, will  
38 permit the two stream crossings needed for the common drives. The proposed building  
39 sites are just suggested home locations, development is not required to be within these  
40 sites.

41  
42 Lot B contains an easement area for a proposed trail along the Hilliard Brook beaver  
43 pond. See note 5 on the plan. Chairman Stephenson asked that town counsel review this  
44 language to see if it is adequate. Halleran noted that the Cemetery Trustees have been  
45 consulted about the annexation of land to the Coreyville Cemetery and they support the  
46 annexation.

1 Board members asked about the possibility of conservation of the land along the wetland.  
2 Chris Rollins and Mike O’Leary (owner’s representative) noted that they had tried to find  
3 a conservation organization to take this land as a separate parcel, but had been  
4 unsuccessful. Mike O’Leary noted that the owner would likely give the land to the town,  
5 but with a restriction of no hunting. Halleran was not immediately sure that the  
6 Selectboard could accept that, but would be willing to take the issue to them formally,  
7 particularly if there was with an affirmative recommendation from the Conservation  
8 Commission. The Planning Board asked that this step at least be covered; protecting that  
9 wetland area is a priority for the Planning Board.

10  
11 The hearing was recessed at 8:30pm, the hearing will continue at the board’s February 6<sup>th</sup>  
12 meeting.

13  
14 The meeting adjourned at 8:35pm.

15  
16  
17 Stephen Halleran

Jane Stephenson Chair

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19

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**

2 **Meeting**

3 **February 6<sup>th</sup> 2012**

4 **Meriden Town Hall**

5 Members Present: Jane Stephenson, Chair Mike Sutherland  
6 Allan Ferguson Mary Barnes  
7 Jeff Albright

8 The meeting opened at 7:00pm  
9

10 **Kelleher Property Whitaker Road:** Halleran reviewed a second draft of a proposed  
11 subdivision of this 31 acre parcel. Mr. Kelleher has developed two possible driveway  
12 scenarios, each designed to minimize encroachment in to the field which was specifically  
13 protected during a previous division of the property. Board members felt that the  
14 driveway discussion was moot as one of the two proposed lot does not seem to conform  
15 to the required 4 to 1 ratio. A careful review of the full sized plan revealed that the lot  
16 has an additional 250' depth measurement that was not picked up by the applicant when  
17 he made his initial calculations to show conformance with the regulation. Halleran will  
18 share this with the owner.  
19

20 **Shulman Subdivision:** Michael O'Leary was in attendance representing this five lot  
21 project. He noted that a formal offer of a land donation to the town has been delivered to  
22 the Selectmen who will be holding a hearing on the matter at their February 15<sup>th</sup> meeting.  
23 In accordance with the town's donation policy the Planning Board and Conservation  
24 Commission have been asked to recommend on the project. Planning Board members  
25 felt that the board should not recommend on the proposal as the entire property is before  
26 the board for subdivision. Likewise board members felt that the subdivision must be  
27 reviewed and voted up or down on its own merits. Waivers of the 4 to 1 ratio are  
28 possible, but generally only granted in the case of a public good. In this case, for the  
29 purpose of subdivision review the applicant is offering to provide a trail easement and a  
30 small parking area for the trail and the adjacent cemetery in exchange for a waiver of the  
31 4 to 1 for parcel B.  
32

33 Depending on the outcome of the Selectmen's hearing, the applicant would also be  
34 willing to donate land to the existing cemetery parcel. This land would be encumbered  
35 with conservation restrictions. If the town is not interested in the parcel, the land planned  
36 for annexation would be added to parcel B.  
37

38 Halleran was asked to discuss these transactions with Town Counsel to insure that the  
39 Planning Board/Selectboard process for reviewing this project is reasonable. The hearing  
40 was recessed until February 20<sup>th</sup>.  
41

42 **Other business:** Halleran note that the Planning Board will have on its agenda a one lot  
43 subdivision of the KUA Dad's House at the February 20<sup>th</sup> meeting.

44 The meeting adjourned at 8:30pm  
45

46 Stephen Halleran

Jane Stephenson Chair

1                                 **MINUTES OF THE PLAINFIELD PLANNING BOARD**

2   **Meeting**

3   **February 20<sup>th</sup> 2012**

4   **Meriden Town Hall**

5 Members Present:     Jane Stephenson, Chair     Mike Sutherland  
6   Allan Ferguson                     Mary Barnes  
7   Jeff Albright                      Judy Belyea

8 The meeting opened at 7:00pm

9  
10 **KUA Dad's House Subdivision:** Attorney Robert Keane representing the Pope Family,  
11 Pat Buccellato of Pathways and Jim Gray CFO of KUA along with abutter Allan Reetz  
12 attended the hearing. Attorney Keane noted that this subdivision is identical to the one  
13 done back in January of 2009, however, due to a transfer in title from Dad's House LLC  
14 to KUA late in the year, the Planning Board never signed the mylar for the project. See  
15 attached minutes for background. Given the amount of time that has gone by, the town  
16 has asked the applicant to reapply for the subdivision. KUA will retain 3.5 acres of land  
17 and the guest house buildings, the remaining land comprised of the open fields will be  
18 deeded back to the Pope family. The property has received approval for subdivision by  
19 the state of NH Dept of Environmental Services.

20  
21 Abutter Allan Reetz commented on the number of times that this property has transferred  
22 back and forth between KUA and the Pope family. Allan noted that if the current plan is  
23 to further subdivide the fields into house lots, his property is down grade and he has  
24 significant concerns about any development adding to the amount of water his land  
25 already receives from the fields. Attorney Keane noted that for this application breaking  
26 the fields away from the developed land on the property is the only action. He noted that  
27 the Pope family will be receptive to neighborhood concerns over any development in the  
28 fields.

29  
30 Allan Reetz asked that someone consider mowing the fields, as this maintenance has not  
31 been done for at least two years.

32  
33 There being no other questions or concerns the very straightforward two lot subdivision  
34 was found to be complete and voted in the affirmative. Pathways will prepare the final  
35 mylar for signing at the March 5<sup>th</sup> meeting.

36  
37 **Shulman Subdivision:** Halleran updated the board on the possible gift of 19 acres of  
38 land to the town. Based on the comments received at the public hearing, the Selectboard  
39 has agreed to accept the land as offered. The acreage will be annexed to the Coreyville  
40 Cemetery. The project will in front of the Planning Board next on March 5<sup>th</sup> and should  
41 be ready for a vote on the project.

42  
43 The meeting adjourned at 8:20pm.

44 Submitted,

45  
46 Stephen Halleran

Jane Stephenson



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**West Preliminary:** Surveyor Wayne McCutcheon showed the Planning Board a preliminary plan for reconfiguring the George and Gertrude West and Richard and Diane Rogers adjacent properties to allow for an additional lot in the VR zone. In total the land area in question is about 12 acres. Wayne noted that as configured a 4 to 1 waiver would be necessary. Citing previous projects where the 4 to 1 regulation was waived for lots under fifty acres (see Shulman, Quimby) board members noted that such a waiver was difficult in this case. Wayne was encouraged to reconfigure the lot lines in an attempt to gain compliance.

The Planning Board meeting adjourned at 8:40pm.

Submitted,

Stephen Halleran

Jane Stephenson

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**

2 **Meeting**

3 **April 2th 2012**

4 **Meriden Town Hall**

5  
6 Members Present: Jane Stephenson, Chair Mike Sutherland  
7 Allan Ferguson Stephen Halleran, Slctbd designee

8  
9 The meeting opened at 7:00pm

10  
11 Halleran noted that Selectwoman Belyea would not be in attendance for tonight's  
12 meeting, but had appointed him to take her place for the purpose of making a quorum for  
13 the meeting, beyond opening the meeting he will abstain on any board votes. There  
14 being no formal applications before the board the meeting moved forward without further  
15 discussion.

16  
17 **Anne's Country Store Preliminary Discussion:** Owner Anne Yates presented to the  
18 group her plans for an addition to her 1190 Route 12A store. The new space will mainly  
19 be used to provide some sit down seating for patrons as well as adding some storage and  
20 additional kitchen space. The total size of the facility will be at or below the maximum  
21 size approved by the Zoning Board back in 2005. Board members felt that the  
22 professional renderings for the addition looked very good. Anne has been meeting with  
23 state and local code enforcement officials. Board members encouraged Anne to make  
24 sure that her final application demonstrated adequate parking and that all outside lighting  
25 feature full cut off fixtures. The board will hold a formal hearing on the proposal the end  
26 of April.

27  
28 **Breese to Didehbani annexation:** Survey Chris Rollins questioned whether it would be  
29 possible to transfer some 15,000 sq ft of land on the south side of Daniels Road from the  
30 Breese property to the Didehbani parcel. Currently the Breese land in total (north and  
31 south sides of Daniels Road) is just over 30,000 sq ft and the Didehbani land is less than  
32 10,000. Chris acknowledged that this action would create a nonconforming lot out of the  
33 Breese parcel and would still leave the Didehbani's property with less land than the  
34 minimum of 30,000 sq ft that is required. In his presentation Chris outlined the history of  
35 the 15,000 square foot south side parcel which was, at a previous owner's request  
36 combined with the main house property to reduce the overall tax assessment. The action  
37 eliminated the possibility that the orphaned parcel would ever be a stand alone lot and  
38 therefore the site assessment for tax purposes was eliminated. In making his case  
39 Surveyor Rollins noted that it just makes more sense for each home to have the land on  
40 its side of Daniels Road. Planning Board members agreed with this but noted that they  
41 have no authority to take a now conforming lot and make it nonconforming. The parcels  
42 were correctly merged and to move forward with this proposal would require a variance  
43 by the Zoning Board so that the necessary annexation from one to the other could take  
44 place.

45

1 **West Subdivision:** Ian Rogers brought forward the latest draft of a proposed plan to  
2 subdivide his grandparent's property to create a separate lot for his use. At issue has  
3 been gaining conformance with the town's 4 to 1 lot width to depth ratio requirement. Ian  
4 noted that if all of the dimensions along the state owned land for Route 12A are  
5 considered road frontage, he believes the proposed lot will now meet the requirement.  
6 Board members were not opposed to including the 25' "bump out" dimension as road  
7 frontage but asked Halleran to review the matter with town counsel.

8  
9 The March 5<sup>th</sup> minutes were approved as amended. The board will meet next on April  
10 30<sup>th</sup>, this meeting will replace the previously scheduled April 16<sup>th</sup> session and will help  
11 accommodate Anne Yate's plans for adding on to her Route 12A store.

12  
13 The meeting adjourned at 8:40pm.

14  
15 Submitted,

16 Stephen Halleran

Jane Stephenson, Chair

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1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**

2 **Meeting**

3 **April 30th 2012**

4 **Meriden Town Hall**

5  
6 Members Present: Jane Stephenson, Chair Judy Belyea  
7 Allan Ferguson Jeffrey Albright

8  
9 The meeting opened at 7:00pm

10  
11 **Anne's Country Store Site Plan Review:** Following up on the previous meetings  
12 preliminary discussion, the Planning Board held a formal site plan review for Anne Yates  
13 who is proposing two additions to the store. The total square footage of the modified  
14 building will continue to conform with the Zoning Board's approval for the project issued  
15 back in 2005, case 05-03 which approved the additional space. The main addition is  
16 24'x24' to the south end of the store and will provide customer seating associated with  
17 the deli portion of the business and some additional storage for the store. The other  
18 addition is on the north end of the store (8'X17') and will be used to make improvements  
19 to the kitchen. The store's septic system is being redone as part of this project. The  
20 original system is not adequate to meet the current and future needs of the facility. Ann  
21 noted that 14 parking spaces will continue to exist for the store and that the one new  
22 outside light needed for the project will be dark sky compliant. Board member Albright  
23 encouraged Anne to contact the NHDOT with any landscaping plans that involve locating  
24 objects within the state's right of way for Route 12A.

25  
26 The board reviewed the existing facility for conformance the previously approved site  
27 plan.

28  
29 Under the new plan, the facilities waste disposal dumpsters will remain on the south side  
30 of the store, because to the north is a residential building in close proximity. Gas pumps,  
31 tanks, and the existing canopy are not affected by the additions, nor is the front entrance  
32 to the store.

33  
34 Board members noted the positive response from the community for the work that Anne  
35 has put into the store and felt that the additions would improve the store's function.

36  
37 Plainfield residents Robert and Carol Marrasso of Townline Equipment attended the  
38 hearing to lend support for Anne's business. There being no one else wishing to speak, a  
39 motion was offered to approve the site plan review as presented. The motion was  
40 seconded and voted in the affirmative.

41

1 **Other business:** The board reviewed the files of two projects for the May meeting. The  
2 first is a one lot subdivision of the Sharkey property on Old County Road, the other a four  
3 lot subdivision of property owned by Shirley Hudson, also on Old County Road.

4

5 The Planning Board's next meeting is May 21<sup>st</sup>.

6

7 The meeting adjourned at 8:15pm.

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9 Submitted,

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11 Stephen Halleran

Jane Stephenson, Chair

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1  
2 **MINUTES OF THE PLAINFIELD PLANNING BOARD**  
3 **MEETING**  
4 **May 21st 2012**  
5 **Meriden Town Hall**  
6

7 Members Present: Jane Stephenson, Chair Judy Belyea  
8 Mike Sutherland Jeffrey Albright  
9 Des Hudson

10  
11 The meeting opened at 7:00pm

12  
13 The April 30<sup>th</sup> minutes were approved as amended.  
14

15 **Nathan and Beth Sharkey Subdivision:** Chairman Jane Stephenson opened the hearing,  
16 Surveyor Chris Rollins explained that this property (map 202 lot 8) is 33.7 acres and will  
17 be divided into two lots. Lot A will contain the existing house and 21.8 acres, lot B will  
18 be an undeveloped lot of 11.9 acres. Both lots front on Old County Road and will use  
19 existing curb cuts for access. Abutter Debbie Davis asked about the potential for future  
20 subdivision of either lot. Chris Rollins noted that it might be possible, but he was not  
21 aware of any plans to do so. A relative of the owner will be building a home on B.  
22

23 Board members noted that the plan includes a reference to the town owned stone water  
24 tub that has been located on this property a couple of years ago.  
25

26 There being no further questions, the subdivision was found to be complete and approved  
27 on a unanimous vote of the board.  
28

29 **Binger to Hudson Annexation:** Jane Stephenson opened the hearing. Surveyor Wayne  
30 McCutcheon explained that this first application is to simply transfer to the Hudson  
31 property (217-14) 2.72 acres of back land from the adjacent Binger property (204-30).  
32 The change will square up the Hudson lot. There being no abutters or questions the  
33 application was approved as presented. Surveyor McCutcheon will correct a couple of  
34 minor errors on the plan prior to signing.  
35

36 **Hudson three lot subdivision:** Chairman Stephenson opened the hearing. Applicant Des  
37 Hudson recused himself from the board. Survey Wayne McCutcheon explained that this  
38 application takes the Hudson property as just amended (217-14) and divides into four  
39 lots, lot 1- 14.5 acres, lot 2- 31.3 acres, lot 3 11.4 acres and lot 4 11.8 acres. As requested  
40 by the Planning Board, topography information has been added to the plan in the areas  
41 where development is most likely. Test pit locations are also shown. The town's Road  
42 Agent has reviewed the proposed lot frontages and has certified that each has a safe  
43 access point. Des Hudson plans to retain one of the lots and offer the other three for sale.  
44

45 Des Hudson noted that he plans to place a restriction on the land, that all houses be at  
46 least 100' from the Old County Road. While underground utilities are preferred there  
47 will be no requirement that utilities be underground. Likewise there is no prohibition

1 against further subdivision of any of the parcels. After some discussion Des agreed to  
2 place a 75' well protection easement around the well on the property that serves the  
3 Stephenson home. There were no abutters in attendance and no further questions from  
4 board members. Chairman Stephenson determined that she would not vote on the  
5 application. She is not an abutter, however, the discussion during the hearing did involve  
6 her well which is on the Hudson property. A motion to find the application complete was  
7 made and approved, followed by a motion to approve the subdivision that was also  
8 approved. Surveyor Wayne McCutcheon will make final adjustments and notes on the  
9 plan which will be signed at the June 4<sup>th</sup> meeting.

10  
11 **Other business:** Elise Angelillo has been appointed to the Planning Board and should be  
12 available in June to begin attending meetings.

13  
14 The Planning Board hopes to complete the final work on the Master Plan update in the  
15 coming weeks and will then turn its attention to the GIS project that is being co-funded  
16 with the Conservation Commission.

17  
18 The meeting adjourned at 8:30pm.

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20 Stephen Halleran

Jane Stephenson, Chair

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1  
2 **MINUTES OF THE PLAINFIELD PLANNING BOARD**  
3 **MEETING**  
4 **June 18th 2012**  
5 **Meriden Town Hall**  
6

7 Members Present: Jane Stephenson, Chair Des Hudson, alt  
8 Mike Sutherland Jeffrey Albright  
9 Elise Angelillo

10  
11 The meeting opened at 7:00pm

12  
13 **West Subdivision:** Chairwoman Stephenson opened the hearing by reading the posted notice.  
14 Surveyor Wayne McCutcheon representing the applicant explained that the project involved a  
15 division of the George and Gertrude West property (259-31) 7.9 acres into two lots (lot 1 with  
16 the existing house .94 acres, lot 2 undeveloped land 2.37 acres and the annexation 4.57 acres to  
17 property of Richard and Diane Rogers. The West property fronts on Route 12A is zoned Village  
18 Residential and the new undeveloped lot will be served by public water. All lots satisfy the 4 to  
19 1 ratio as currently interpreted (see March/April board minutes). Driveway access for the new lot  
20 is existing and the necessary state approval for lot subdivision has been issued. There being no  
21 further questions or abutters wishing to speak, the project was found to be complete followed by a  
22 unanimous vote to approve.

23  
24 **Master Plan:** The Planning Board reviewed the latest drafts of the economic base and population  
25 chapters. Des Hudson was thanked for his work on these two chapters, Jane Stephenson provided  
26 some text editing for Des to incorporate into final drafts which will go to Mike Sutherland for  
27 web formatting. The board will review the housing chapter at their next meeting.

28  
29 **4 to 1 Ratio:** Jeff Albright shared some work he has done testing the “lot shape factor” approach  
30 that many towns use to address the issue of lot shape. In Plainfield a lot’s depth can be no greater  
31 than four times the width (4 to 1) approach, often a factor is generated by taking the squaring the  
32 summation of the perimeter measurements of the lot and dividing that number by the area of the  
33 lot. Lots with a “shape factor” less than the established limit (usually between 25 and 30) are  
34 permissible. Often the shape factor approach, like the 4 to 1, is waived for larger parcels.  
35 Planning Board members asked that some of the 1980 Goodwin strip lots be tested to see how  
36 they would fare under this approach. Board members noted that the goal is to encourage lot  
37 shapes that represent sound planning principles. The lot shape needs to be sufficient to allow for  
38 a homestead and typical enjoyment of the property and to allow for sound land stewardship  
39 practices to be employed for open fields and forested blocks. Long thin jagged appendages are to  
40 be avoided. The smaller the area of the lot the more important these things can be.

41  
42 The meeting adjourned at 8:45pm.

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44  
45 Stephen Halleran

Jane Stephenson, Chair

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1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**  
2 **MEETING**  
3 **July 16th 2012**  
4 **Meriden Town Hall**

5  
6 Members Present: Jane Stephenson, Chair Allan Ferguson  
7 Judy Belyea Jeffrey Albright  
8 Elise Angelillo  
9

10 The meeting opened at 7:00pm  
11 The July 2<sup>nd</sup> minutes were approved as amended:  
12

13 **Marrazzo Properties, LLC three lot subdivision:** Chairwoman Stephenson opened the  
14 public hearing by reading from the posted notice. The project involves dividing the  
15 former Julian and Veronica Bellavance property (tax map 213-23) into a total of four lots.  
16 Surveyor Chris Rollins explained that lot A will contain the existing buildings and 108  
17 acres, lot B will front on Croydon Turnpike and consist of 44 acres, lot C also fronts on  
18 Croydon Turnpike and contains 13.2 acres and lot D will front on Methodist Hill Road  
19 and consists of 45.3 acres. None of the lots has public water or sewer, all have existing  
20 access points. The lot boundaries have been established wherever possible using natural  
21 features and or stone walls keeping woodland blocks and existing fields intact. Board  
22 members noted that the plan is very similar to the ones that the board reviewed during the  
23 preliminary discussions for the project. Abutter Lee Oxenham questioned the lot line for  
24 the O'steen Trust that abuts her land. Chris Rollins noted that there was, in past a land  
25 swap between the owners at that time, but based on his research the lot line as depicted is  
26 accurate. Abutter Peter Stettenheim reviewed the plan asking about a small bridge shown  
27 on the plan. No one objected to the lots or their shapes. Chairman Stephenson moved to  
28 find the application complete. That motion was seconded and voted in the affirmative. A  
29 motion to approve the three new lots was made and seconded and voted unanimously in  
30 the affirmative. Surveyor Rollins presented the project mylar for signing.  
31

32 **Master Plan Update:** The board spent the rest of the meeting working on the housing  
33 chapter goals and recommendations. The Planning Board made it clear that addressing  
34 workforce housing in the mater plan was a top priority. The board wishes to encourage  
35 high quality affordable homes throughout town. Members noted that real estate costs and  
36 the lack of public water and sewer throughout most of the town is a challenge to  
37 affordable housing options.  
38

39 The board's next meeting will be Monday August 6<sup>th</sup> and will be devoted to Liberty  
40 Utilities (formerly National Grid) scenic road hearings for power line maintenance on  
41 Harriman, Chellis, Grantham Mt. and Whitaker Roads.  
42

43 The meeting adjourned at 8:20pm.  
44

45 Stephen Halleran Jane Stephenson, Chair  
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1   **MINUTES OF THE PLAINFIELD PLANNING BOARD**  
2   **MEETING**  
3   **August 20<sup>th</sup> 2012**  
4   **Meriden Town Hall**

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6   Members Present:     Judy Belyea                                 Allan Ferguson  
7   Jeffrey Albright                                     Elise Angelillo  
8

9   The meeting opened at 7pm  
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11   **KUA Wind Powered Generator Site Plan:** The hearing was opened and Director of  
12   Building and Grounds Doug Plummer explained the details of the project. The 90' tower  
13   assembly will house a 6.2KW generator with 10' blades was approved in July by the  
14   ZBA. The unit will be located behind Miller and will set on a concrete pad 20'x20'. The  
15   pad is still being designed due to the existence of ledge at the site. The approved tower is  
16   monopole with no guide wires and no fence planned for the base. The unit will be a  
17   muted color to minimize flash. Noise from the unit is expected to be less than 60 decibels  
18   measured 60 meters from the tower. Planning Board members expressed concern about  
19   the tower's visibility away from the campus. In approving the unit the Zoning Board  
20   compared the tower to the adjacent heating plant smoke stack which is about 80' tall.  
21   Halleran noted that the town's experience with cell towers is just that, the tower is also  
22   visible from some location that was not anticipated. The zoning ordinance and master  
23   plan encourages small scales alternative energy projects. Units of this size that are 100'  
24   or less are given an expedited review.  
25

26   Through the Zoning Board approval process KUA has agreed to work with the town on  
27   issues of noise and flash should they become a concern. See attached ZBA decision.  
28   Doug explained that the data from the tower will be made available to the public. The  
29   tower is planned as an educational project for students.  
30

31   There being no abutters wishing to speak and no further questions Elise Angelillo moved  
32   to approve the application. The motion was seconded and voted in the affirmative with  
33   Allan Ferguson abstaining. Allan is a KUA trustee.  
34

35   **Other business:** Surveyor Wayne McCutcheon and Donald Jordan met with the board to  
36   discuss a proposed subdivision of Don's Westgate/Spencer Road property. The goal of  
37   the project is to create an additional lot where Don and his wife will build a retirement  
38   home. Don's daughter currently lives in the farm house which, after the project, will be  
39   on the same lot as the Sugarbush located to the north of Westgate Road. The remaining  
40   21 acres located to the south of south/east of Westgate Road will contain the new home.  
41   The lot depth is very shallow as the road frontage is on Kenyon Road with a large tail  
42   running perpendicular to Westgate Road. Wayne believes it satisfies the town's 4 to 1 lot  
43   shape rule. The lot would not satisfy the shape factor proposal in that it has a factor over  
44   33 and is not at least 25 acres in size. Board members reviewed the proposed layout  
45

1 noting that the lot is oddly shaped but does seem to satisfy the 4 to 1 rule as typically  
2 interpreted. The board continued to question the value of the 4 to 1 rule with so many  
3 lots that are proposed requiring a waiver.

4

5 The meeting adjourned at 7:50pm. The board will meet next on September 11<sup>th</sup> and  
6 September 17<sup>th</sup>. There will be no meeting on September 3<sup>rd</sup>, Labor Day holiday.

7

8

9

10 Stephen Halleran

Jane Stephenson, Chair

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**MINUTES OF THE PLAINFIELD PLANNING BOARD**  
**MEETING**  
**September 17<sup>th</sup> 2012**  
**Meriden Town Hall**

Members Present: Jane Stephenson Judy Belyea  
 Allan Ferguson Jeffrey Albright  
 Mike Sutherland

The meeting opened at 7pm

**Scenic Road Hearing:** Chairman Stephenson opened the notice public hearing concerning a request by Public Service of New Hampshire (PSNH) to perform power line maintenance on Daniels Road and Kenyon Road. PSNH Arborist David Crane was in attendance at the meeting and explained the work that is proposed. Members Mike Sutherland and Jeff Albright reported on their site visit with David Crane earlier in the evening. The proposed work on both roads is minor with only about a half dozen dead or nearly dead trees planned for removal. It was noted that the work in front of the Murray residence on Kenyon Road will require the most communication between PSNH and the landowner. Some brush and a small tree growing directly under the lines provide some screen from the road for the Murray residence. Arborist Crane noted that PSNH will not remove any trees or brush without working the details out with the corresponding landowners.

There being no further questions a motion to approve the planned work was made, seconded and voted in the affirmative. Steve Halleran was directed to forward to PSNH the town's standard letter of approval for these types of applications.

**Reynolds/Pierson two lot subdivision Bonner Road:** Chairman Stephenson opened the hearing by reading the posted notice. The project involves tax map 102 lot 11 28.7 undeveloped acres being divided into two .75 acre lots on Bonner Road (A&B) with the remaining land being 27.2 acres also fronting on Bonner Road. The file includes a driveway certificate of suitability from the town's Road Agent, a letter from the water district indicating that the new lots qualify for both water and sewer hook ups and a letter from Surveyor Chris Rollins indicated that because there is access to public water and sewer state approval for subdivision is not required for these lots. Survey Rollins explained the plan to those in attendance. He noted that an adjacent parcel of land shown on the tax maps as owner unknown is really owned by KUA and should be part of the land that was conveyed to the water district. A plan error resulted in this parcel not being included in the deed. KUA CFO Jim Gray indicated that he would contact the water district about correcting this issue.

Chris Rollins also directed the board's attention to the portion of the remaining land designated as the Coleman lot. This land was several, no longer used, but still existing water district structures buried in it. The previous owner granted an easement for this to occur but that easement was never recorded. Chris has noted all this on the project plan.

1 Neither new lot is affected by this issue. Turning to the new lots the plan shows some  
2 wetlands to the back of the parcels. However, each lot has a suitable building site.  
3 Abutter Martha Doolittle asked if there were any plans for the remaining land. Surveyor  
4 Rollins indicated that he was not aware of any.

5  
6 There being no further questions, a motion was made and voted in the affirmative to find  
7 the application complete. A second motion followed to approve the plan as presented.  
8 This two was seconded and voted in the affirmative.

9  
10 **Other business:** Returning to the lot shape discussion of earlier in the year, board  
11 member Jeff Albright offered to draft a proposal to go from the 4 to 1 ratio to a lot shape  
12 factor for board consideration. Board members felt this might be a good way to move the  
13 discussion forward. The Planning Board is trying to develop a lot shape guideline that is  
14 simple and easy to follow that insures new parcels are shaped in such a way as to be  
15 reasonable for likely future uses. In absence of a lot shape requirement developments are  
16 often proposed that inflate densities over what is realistically possible.

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18 The meeting adjourned at 8:30pm

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20  
21 Stephen Halleran

Jane Stephenson, Chair

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2 **MINUTES OF THE PLAINFIELD PLANNING BOARD**  
3 **MEETING**

4 **October 1st 2012**

5 **Meriden Town Hall**

6 PB Members in attendance: Jane Stephenson, Chair Mike Sutherland  
7 Elise Angelillo Jeffrey Albright

8 The meeting opened at 7pm  
9

10 **Cartographics Presentation:** Tim Fountain, Co-owner of the mapping company  
11 Cartographics met with the Planning Board to demonstrate an Internet based service that  
12 they offer to their customers to allow for digital usage of a communities GIS data without  
13 the need for expensive software such as the program ArcView. The tax mapping data is  
14 linked to a town's assessing data, and any number of available state or federal sources or  
15 self generated GIS layers that a community would like to make available. The service is  
16 available in about 90 town's in New England. Grantham NH's system was used in the  
17 demonstration. The start up costs are about \$2,500 with annual maintenance running  
18 \$1,800/year. Board members were impressed with the ease of use of the system.  
19

20 **Shape Factor:** Board members continued the discussions about moving from the town's  
21 4 to 1 lot shape requirement to a shape factor. The shape factor is calculated by dividing  
22 the square of the proposed lots perimeter by its acreage. See attached draft. Central to  
23 this discussion is the Planning Board's responsibility to make sure that approved lots are  
24 laid out to allow future owners reasonable use of the property. Boundaries should be clear  
25 and not confusing, the lots shaped to allow for reasonable development. Board members  
26 agree that beyond some number of acres perhaps 15 or 20 acres the shape becomes much  
27 less important. For small lots the shape is very important. The main reason to move to a  
28 shape factor would if it were more clearly defined and easier to demonstrate than the  
29 existing 4 to 1. Board members asked Halleran to see if Cartographics would be able to  
30 easily calculate shape factors for all of the town's existing lots. This would allow the  
31 board to see the results of using a shape factor in hundreds of applications and might help  
32 to develop our local standard. Generally, a shape factor of between 25 and 30 is used by  
33 most communities.  
34

35 **Master Plan Update:** The meeting concluded with the board reviewing the work that  
36 member and town webmaster Mike Sutherland has done to post additional chapters of the  
37 town's draft master plan up on the website. Board members agreed to some formatting  
38 changes and Chair Jane Stephenson agreed to work on the Economic Development  
39 chapter. Based on the new Census data, the Chairman plans to meet with the Selectboard  
40 about policies to assist low income families living in Plainfield.

41 **The meeting adjourned at 8:30pm**

42  
43 Stephen Halleran

Jane Stephenson, Chair

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1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**  
2 **MEETING**

3 **November 5th 2012**

4 **Meriden Town Hall**

5 PB Members in attendance: Jane Stephenson, Chair Mike Sutherland  
6 Elise Angelillo Jeffrey Albright  
7 Allan Ferguson

8 The meeting opened at 7pm  
9

10 **Kimball Union Acadamy:** Jim Gray, CFO KUA met with the Planning Board to share a  
11 traffic study the school had commissioned this past summer by RSG of White River  
12 Junction VT. A copy is attached to these minutes. In summary, the study concludes that  
13 for existing facilities the current campus road widths and parking are adequate. It was  
14 acknowledged that the study does not compare traffic numbers to the existing town road  
15 specifications for width. The study indicated that most cars traveling on Main Street are  
16 within the posted speed limit. However for those cars exceeding the speed limit the  
17 ability to stop for the crosswalks is obviously diminished. This is a particular concern for  
18 the crossing at the top of the hill where site distances are reduced. The School is  
19 exploring with the State the idea of installing center islands in Main Street. Main Street  
20 from Route 120 to the top of the hill is a state owned highway.  
21

22 The study also shows that traffic late at night on Main Street is very light supporting the  
23 idea that turning off street lights might save energy without effecting public safety very  
24 significantly.  
25

26 Jim left the study with board members for their own analysis.  
27

28 **Zoning Changes:** The Board determined that there are no pressing issues that would  
29 drive changes to the zoning ordinance for 2013. This will be the third year in a row that  
30 the town's zoning ordinance has been unchanged. The ordinance was last amended in  
31 2010.  
32

33 **Shape Factor:** The board continued its careful review of the shape factor concept for  
34 smaller lots as an alternative to the existing 4 to 1 ratio. Board members noted that one of  
35 the strengths of the shape factor is that it treats the lot the same regardless of layout  
36 orientation as it relates to road frontage. The 4 to 1 rule looks specifically at the lot shape  
37 as measured perpendicular to the road giving the lot its frontage.  
38

39 The discussion also focused on the size of lots that would need conform to either the  
40 existing 4 to 1 or a new shape factor. Plainfield has typically used 50 acres as the cut off.  
41 Some town's don't apply a lot shape requirement for lots over 10 acres in size.  
42

43 The meeting adjourned at 8:45pm.  
44

45 Stephen Halleran Jane Stephenson, Chair  
46



1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**  
2 **MEETING**

3 **November 19th 2012**

4 **Meriden Town Hall**

5 PB Members in attendance: Jane Stephenson, Chair Mike Sutherland  
6 Elise Angelillo Jeffrey Albright  
7 Allan Ferguson Judy Belyea

8  
9 The meeting opened at 7pm

10  
11 **Master Plan Discussion:** Board members determined that a hearing on the newly  
12 updated Master Plan would be scheduled for early next year. The draft document is now  
13 posted up on the town's website for public comment and input.

14  
15 **Donald and Judith Jordan Subdivision:** Chairwoman Jane Stephenson opened the  
16 hearing by reading the posted notice. Surveyor Wayne McCutcheon explained the  
17 subdivision of property fronting on Spencer, Westgate and Kenyon Roads. The  
18 property is 56.7 acres (tax map 255 lot 6) zoned Rural Residential. The property is  
19 being divided into two lots. Lot 1 is 35.32 acres and will contain the existing home and  
20 the land fronting on Westgate and Spencer Road, Lot 1A is 21.42 acres and is  
21 undeveloped with frontage on Westgate and Kenyon Roads. As part of the application  
22 process test holes have been done on both parcel to demonstrate that each lot can have  
23 its own properly designed septic system. The septic system design for the new home  
24 has just recently been approved by the NHDES. The existing farm house has an  
25 antiquated system that will need to be replaced, the test hole confirms that this is  
26 possible on lot 1. There being no comments, Chairman Stephenson moved to find the  
27 application complete, the motion was seconded and voted in the affirmative. A motion  
28 to approve the subdivision followed and was approved on a unanimous vote.

29  
30 **Shape Factor:** The Planning Board reviewed subdivisions approved over the last ten  
31 years to determine how they would fare under a shape factor as opposed to the 4 to 1  
32 rule that is currently in place. At the end of this discussion, board members felt  
33 confident that a shape factor is a reasonable alternative that eliminates some of the  
34 confusion surrounding the 4 to 1 ratio. Board members determined that for lots 15  
35 acres or smaller a shape factor of 25 or less would be required. If the shape factor is  
36 greater than 25 but less than 31 an applicant can attempt to convince the Planning  
37 Board that the lot as configured either due to its shape or size is a useable lot that is in  
38 keeping with sound planning principles. Planning Board member Albright will amend  
39 his original proposed change from 4 to 1 to a shape factor to reflect this discussion. A  
40 hearing on the proposal will be scheduled for early next year.

41  
42 The meeting adjourned at 8:45pm.

43  
44 Stephen Halleran

Jane Stephenson, Chair

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**  
2 **MEETING**  
3 **December 17<sup>th</sup> 2012**  
4 **Meriden Town Hall**

5  
6 PB Members in attendance: Mike Sutherland, Chair Jeffrey Albright  
7 Allan Ferguson Stephen Halleran

8  
9 The meeting opened at 7pm

10  
11 Stephen Halleran noted that with the icy weather the Selectmen have appointed him to  
12 stand in for Judy Belyea at this one meeting. In accordance with past practice Halleran  
13 noted that there are no public hearings and that he would not be voting on any Planning  
14 Board issues this evening. His appointment allows for a quorum and the meeting to move  
15 forward. Chairwoman Jane Stephenson, who also cannot attend, has appointed Mike  
16 Sutherland to be acting Chair for this meeting. Mike Sutherland conducted the rest of the  
17 meeting.

18  
19 **KUA Field House Level Spreader:** CFO Jim Gray and Engineer Ian MacKenzie met  
20 with the group to discuss the latest design for the surface water treatment system for the  
21 new field house project. The original level spreader, designed to slow surface runoff from  
22 the surrounding catch basin system before it enters Chellis Pond as proposed by  
23 Pathways, has not worked and a new design is now proposed. The new design will be a  
24 9' x 60' concrete pool that will act in the same manner as the previous spreader, which  
25 was only 13' long, but this one will spread the water out over a much greater area. The  
26 concrete pool will have weep holes in the bottom so that during times of low flow the  
27 basin should be empty of water. Town Engineer Lou Caron has reviewed and approved  
28 the new design. KUA will be responsible for monitoring the construction and insuring  
29 that the device is constructed properly. Member Jeff Albright noted that these structures  
30 will work, but require some maintenance to keep working properly.

31  
32 **Shape Factor:** The group continued its review of various lots, comparing the existing 4  
33 to 1 ratio with the proposed lot shape factor. Mike Sutherland noted that he feels adding  
34 a statement of purpose to the shape factor amendment would be helpful for demonstrating  
35 why the regulation is deemed important. Mike will forward to the town office some  
36 proposed language about purpose. A hearing on the proposed shape factor is planned for  
37 January 7<sup>th</sup>.

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39 The meeting adjourned at 8:00pm

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42 Stephen Halleran Mike Sutherland, Chair

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