1	MINUTES OF THE PLAINFIELD PLANNING BOARD				
2	Meeting				
3	January 5 th 2015				
4	Meriden Town Hall				
5		Wieriden	10WH Hun		
<i>5</i>	Members Present:	Jane Stephenson, Chair	Miles Sutherland		
	Members Frescht.	-			
7		Elise Angelillo	Jeff Alb r ight		
8 9		Judy Belyea			
10					
11	The meeting opened at 8	2:00nm			
12	The meeting opened at a	3.00pm			
13					
14	Chairman Stephenson or	pened the public hearing on t	he proposed zoning changes for 2015.		
15	chairman stephenson o	pened the puene nearing on t	no proposed zoming onunges for 2010.		
16	Question 1. If approve	d, this change will clarify q	uestions that have risen with the administering of the		
17		y Dwelling Unit (ADU) ordi			
18	, 1				
19	Question 2. If approved	d, this change provides a bas	ic regulatory framework for solar energy projects. All		
20			ystems will not require Zoning and Planning Review.		
21	Larger ground mounted systems and most ground mounted systems in the Village Residential zone would				
22	require Zoning and Plan	ning review.			
23					
24	Question 3. If approved, this change will make it clear that all swimming pools, hot tubs and spas will have				
25	all required barrier options permitted by the town's building code available to them. As a result of the change the town will not be more prescriptive than the building code.				
26	change the town will no	t be more prescriptive than the	ne building code.		
27 28	There were no member	s of the public wishing to	comment on question #1 and #2. The Planning Roard		
29	There were no members of the public wishing to comment on question #1 and #3. The Planning Board being done with these directed that they be forwarded to the Town Clerk for inclusion in the 2015 town				
30	warrant.	inected that they be forward	to the Town Clerk for inclusion in the 2013 town		
31	warant.				
32	Ouestion 2. Solar energ	v projects: The Planning Box	ard has received several comments from local residents		
33		on this proposed addition to the zoning change. See attached. The goal of the regulation is to provide a			
34			ts in excess of 7kw, ground mounted systems being of		
35			of Norwich Technologies attended the hearing. Terry		
36	feels that the regulation	is not necessary, but if one	is to be put in place, it needs to be done very carefully		
37			I spent the rest of the night continuing to workshop the		
38			or when regulatory review would be triggered. Steve		
39		eek guidance from our local i	regional planning commission with reviewing the latest		
40	draft.				
41			acth a second		
42		question #2 was recessed u	ntil Tuesday January 20 th , the Planning Board's next		
43	meeting.				
44 45	The meeting was adjour	nod at 0.55nm			
45 46	The meeting was aujour	neu at 7.33pm			
47					
48	Stephen Halleran		Jane Stephenson Chair		
49	Stophen Hunerun		suite Stephenson Chan		
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1 2 3 4 5	draft MINUTES OF THE PLAINFIELD PLANNING BOARD Meeting February 16 th 2015 Meriden Town Hall					
6		Maria Carla II.	FII. 4			
7 8	Members Present:	Mike Sutherland Jeff Albright	Elise Angelillo Steve Halleran, alt			
9		von mongm	Steve Hameran, and			
10						
11	The meeting opened at 7:00pm					
12 13						
14	As a result of the several Monday snow storms, this was the first Planning Board meeting since early					
15	January. Acting Chairman Mike Sutherland opened the meeting with the approval of the January 5 th					
16	minutes.					
17	Miles and since the Char	I add Ca Chain af the				
18 19	Mike explained to Steve Ladd Co Chair of the energy committee that the purpose of this meeting was to perform a final review of the proposed solar ordinance. The final version resulted from some minor					
20	changes at a workshop on January 19 th and was forwarded to the Town Clerk on February 3 rd by the					
21	Zoning Administrator. None of the changes were viewed as substantive. However, as the January 19 th					
22	workshop did not have a quorum of board members present, the Planning Board needs to a record a vote					
23 24	accepting the minor changes and the resulting final version of the proposed ordinance. The town's official					
25	warrant has not yet been posted by the Selectboard. The zoning change, in its current and final form has been posted on the town's website for the last two weeks and included the minor clarifications that came of					
26	the RPC review. Steve Ladd noted that the energy committee feels that the Planning Board has been very					
27	responsive to concerns raised during the hearing process and that the final regulation is simple and clear.					
28			that seems a little daunting is the possible need for a			
29 30	decommissioning bond for commercial scale projects. He agreed that nothing in the ordinance should					
31	discourage home owners from moving forward with residential solar installations.					
32	Member Angelillo mov	ved to approve the final fo	orm of question #3 as proposed by the Planning Board for			
33	March Town Meeting. The motion was seconded and voted in the affirmative.					
34	7771 .: 1! I	. 7.20				
35 36	The meeting adjourned	at /:30pm				
37	Submitted,					
38	·- ····					
39	Stephen Halleran		Mike Sutherland, Acting Chair			
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41						

1 draft 2 MINUTES OF THE PLAINFIELD PLANNING BOARD 3 Meeting April 6th 2015 4 **Meriden Town Hall** 5 6 7 Members Present: Jane Stephenson Elise Angelillo 8 Allan Ferguson Judy Belyea 9 Steve Halleran, alt 10 11 12 The meeting opened at 7:00pm 13 14 15 **Greenwood Subdivision:** Chairwoman Jane Stephenson opened the public hearing by reading from the posted notice. Larry and Mary Greenwood have filed an application for subdivision of 16 17 property (226-10) fronting on Route 120. The project involves the creation of a 4.05 acre developed parcel (shape factor of 18) which contains the applicant's home shown as lot #1 on the 18 project plan and a 3.64 acre (shape factor of 22) undeveloped parcel shown as lot #2. The 19 20 property is not served by public water or sewer. Surveyor Wayne McCutcheon explained the plan, noting that he has put the shape factor values on the plan. The NH Department of 21 22 Transportation has issued a driveway permit for the project (373-011) and the NH Department of 23 Environmental Services has approved the subdivision. The plan was found to be complete and 24 the board began its approval review. During this review it was noted that the map does not show a zone designation. Rural residential is the primary zone but it appears that each lot has some land 25 in the Rural Conservation One Zone. This will alter slightly the minimum lot size for each parcel. 26 Survey McCutcheon acknowledged this omission and will correct the plan. The board meets 27 again on April 20th. Wayne will have the amended plan ready for that meeting. A motion to recess 28 the hearing until April 20th was seconded and voted in the affirmative. 29 30 31 Halleran reported that Pricilla Wheeler is getting closer to moving forward with her required site plan review for her restaurant project. She has indicated that her desired number of seats has 32 33 increased to 43, from 25. The Planning Board expressed concerns that development on the site 34 may have increased the lot coverage for the parcel. At the time of the Zoning Board approval lot coverage was calculated at 25%. Halleran will encourage Pricilla to attend an upcoming board 35 36 meeting for an informal discussion. She may need to return to the Zoning Board if the new restaurant plan exceeds the limits established by the Zoning Board. 37 38 39 The meeting adjourned at 8:00pm

Mike Sutherland, Acting Chair

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Submitted,

Stephen Halleran

MINUTES OF THE PLAINFIELD PLANNING BOARD 1 Meeting 2 **April 20th 2015** 3 **Meriden Town Hall** 4 5 6 Members Present: Jane Stephenson Elise Angelillo 7 Jeff Allbright Doug Gest 8 Steve Halleran, alt 9 10 The meeting opened at 7:00pm 11 12 13 New member Doug Gest was welcomed to the board. Each member received a copy of the newly amended zoning ordinance and the new version of the state's land use and Planning law book. 14 15 **Greenwood Subdivision:** Chairwoman Jane Stephenson opened the recessed hearing. Surveyor 16 Wayne McCutcheon walked the Board through the changes he has made since the first meeting. 17 The plan now shows the zone line and the lot sizes have been altered slightly to reflect the fact 18 that some of lot #2 is the RC I zone. Lot 1 is now proposed with the existing residence and 3.53 19 20 acres with a shape factor of 16, lot 2 is undeveloped with 4.15 acres and a shape factor of 24.5. 21 Board members noted that there are private covenants on the lots to screen one house from the 22 other and to make sure that the existing snowmobile trail stays open going forward. When asked, 23 Surveyor Wayne McCutcheon noted that the drainage details for the state driveway access will be worked out at the time of construction. The size and exact location of the driveway culvert will be 24 determined by the state. Wayne represented that the changes to the plan will not impact the state's 25 26 approval for subdivision. A new copy of the plan will be sent to the state for inclusion in their 27 file. A motion to approve the one lot subdivision was made, seconded and voted in the 28 affirmative. 29 Other business: The Planning Board was updated on Kimball Union's plans for a grand mounted 30 31 solar installation in the Village Residential Zone. A joint meeting with the Zoning Board is under consideration for this application. 32 33 34 The meeting adjourned at 8:45pm. 35 36 Submitted. 37 38 Stephen Halleran Jane Stephenson, Chair

MINUTES OF THE ZONING/PLANNING BOARD MEETING JUNE 8TH 2015 MERIDEN TOWN HALL **Zoning Board** Members Present: Richard Colburn, Chairman Brad Atwater Edward Moynihan Planning Board Members Present: Jane Stephenson Doug Gest Elise Angelillo Mike Sutherland Jeff Allbright

Site Walk: The Zoning Board and Planning Board met with interested abutters and members of the Kimball Union team to view the area proposed for solar array. The proposal is for a 115Kw ground mounted solar array which will be approximately 130'x180' in size. Individual array tables are to be approximately 14' in height at the tallest point. The array to be located behind the Miller Centennial Building as shown on the application maps and is in the Village Residential zone. Zoning Board Chairman Richard Colburn noted that the walk is for informational purposes only the actual hearing will take place at 7pm at the Meriden Town Hall. The Boards focused on the location of the array in relation to the Baynes Road neighborhood. Hunter Ulf, Chief Operations Officer for KUA pointed out the wooded buffer area that will remain, screening much of the structure from Baynes Road.

At the conclusion of the Zoning Board's session (see ZBA minutes) the Planning Board began its work on the site plan review for the application.

Solar array Kimball Union Academy: Chairman Stephenson opened the hearing by reading the posted notice. KUA has applied for a site plan review approval for the ground mounted solar array. Hunter Ulf-KUA and Joel Stettenheim of Norwich Technology explained the details of the application. All utilities are proposed to be underground and will connect into existing infrastructure located behind Miller. Board members agreed with the ZBA finding that fencing was not necessary, but ensuring that the array does not pose a hazard to anyone is important. The Board did have some concerns that during the land conversion process for the solar field that proper erosion control measures be taken. Jeff Allbright noted that a NH DES permit for altering terrain in excess of 100,000 sq feet might come into play if stumping the land to be cleared is necessary. Hunter Ulf will look into this issue.

Based on abutters comments earlier, the Planning Board stressed the need to insure that existing vegetative screening between the site and Baynes Road be maintained for as long as the solar array is in place.

No outdoor lighting is planned and there will be no other structures except the solar panels in the field. All of the infrastructure to serve the array will be housed in Miller.

the following conditions: 1) During site development which will include some land conversion all necessary local and state permits must be obtained and appropriate erosion control measures must be put in place. 2) Fencing around the array is deemed to not be necessary; however, the arrays in their final configuration must meet or exceed all current life safety code requirements. 3) The existing vegetative buffer between the array and Baynes Road must be maintained as long as the array is in place. Kimball Union has agreed to work with the Town's Zoning Administrator to address screening concerns that might arise during cold weather months when foliage is not present. 4) Any significant change to the proposal will necessitate a new site plan review by the Planning Board. The motion was seconded and voted in the affirmative. The meeting was adjourned at 9:15pm. Submitted, Stephen Halleran Jane Stephenson, Chair	1	There being no other discussion, Chairman Stephenson moved to approve the site plan subject to			
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21 22 23 Submitted, 24					
22 23 Submitted, 24		The meeting was adjourned at 9:15pm.			
Submitted,24					
24		Cultural de			
		Submitted,			
25 Stephen Haneran Jane Stephenson, Chan		Stephen Halleran Jane Stephenson, Chair			
	23	Stephen Haneran Jane Stephenson, Chan			

MINUTES OF THE PLAINFIELD PLANNING BOARD 1 2 Meeting June 15th 2015 3 Meriden Town Hall 4 5 Members Present: Jane Stephenson Judy Belyea 6 Jeff Allbright Doug Gest 7 8 Steve Halleran, alt 9 10 The meeting opened at 7:00pm 11 12 13 Diane Sangermano Annexation: Chairwoman Stephenson opened the hearing by reading the 14 posted notice. The project involves the transfer of 11.6 acres from tax map 240-9 to tax map 240-15 16 12. Both lots are owned by the applicant. As a result of this project tax map 240-9 will be reduced to 159.2 acres and tax map 240 lot 12 will be enlarged to 129.8 acres and will include a residence 17 and shop. Both parcels gain access from Whitney Road and are primarily located in the RC II 18 zoning district. Surveyor Chris Rollins represented the owner at the hearing. Chris explained that 19 the owners selected the location for the new line, which effectively puts all development on the 20 property described as tax map 240 lot 12. At the time the home was constructed the owners knew 21 that the house was being located on the line that separated the two lots they owned. This project 22 corrects that situation. Abutter Dan Falcone inquired about the possibility of future development 23 24 on the property. The Planning Board noted that future subdivision of either parcel is difficult due to a lack of road frontage. Any significant plans for development would necessitate the creation 25 of a new road, a very expensive and time consuming process or the acquisition of existing road 26 27 frontage. There being no other questions, the application was found to be complete. A motion to 28 approve was made, seconded and voted in the affirmative. 29 The April 20th and June 8th board minutes were approved as amended. Town Administrator Steve 30 Halleran noted that Scott Krueger may soon be in front of the Town's land use boards with a 31 32 proposal to move his auto repair business into the former Matt Jackson green building on Route 33 12A. Scott intends to purchase the property. 34 35 The meeting adjourned at 7:40pm 36 37 Submitted, 38 39 Stephen Halleran Jane Stephenson, Chair

MINUTES OF THE PLAINFIELD PLANNING BOARD Meeting July 6th 2015 Meriden Town Hall

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Members Present: Judy Belyea, Acting Chair

Jeff Allbright Doug Gest Elise Angellilo

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The meeting opened at 7:00pm

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Selectwoman Judy Belyea, filled in as chairman for this meeting. Chairwoman Jane Stephenson is away from town and Mike Sutherland is an abutter to the project.

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The June 15th meeting minutes were approved as amended.

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Scott Krueger, Krueger Auto Sport: The hearing was opened at 7:05pm with the reading of the posted notice. Abutter Mike Sutherland, Fire Chief Frank Currier and Building Inspector David Lersch attended the hearing. Applicant Scott Krueger explained the proposal to the board. He has run Krueger Auto Sport for the last ten years just up the road at #398 Route 12A the former Griswald Garage site. Scott has in place vendors for all of his waste fluids, used car parts etc. He will be selling the two paint booths, he is not a body shop. He focuses on mechanical work on vintage cars and has out grown the current facility. He plans to move to the #830 Route 12A site built by Mathew Jackson. This building sits on 37 acres of land and is 70' x 120' which is large enough for him to be able to work on project cars as well as perform vehicle maintenance and repairs on customer cars that are used daily. Scott intends to live upstairs in a loft style residence. All customer activity will be to the front of the building. The residence will be in the back. Scott reviewed a site plan for the business showing the main features of the property. The garage has a 450 gallon a day septic system and its own well. A small sign 5'x5' is planned for the bottom of the driveway, the frontage along the road and adjacent bank will be cleared of wild olive and returned to a grass bank that can be mowed. He plans to increase the number of evergreen trees along the frontage of the building. This to improve the screening of the large structure as viewed from the Sutherland residence. Just a couple of outside lights are planned and they will be dark sky compliant fixtures. Very few changes are planned for the outside of the structure. Scott may add a single parking space down at the bottom of the driveway, out of the NH DOT right of way to accommodate customers during winter weather. The ZBA approval allows for two additional employees, at this time Scott has no plans to add more employees. He prefers to work alone. The new facility received ZBA approval on June 29th.

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Fire Chief Currier and Building Inspector Learsch discussed the code requirements for living in the structure. Fire wall ratings are increased from one hour to two hours and it is likely that a second means of egress will be needed from the residence. Scott plans a deck with a stairway to ground on the residential side of the building. All bedroom windows that are installed will be sized as required for egress.

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Chairman Belyea asked for comments from abutters. Mike Sutherland offered support for the project. He did indicate that additional screening, full cut off fixtures and reasonable efforts at noise abatement would be welcomed changes from when the current owner operated a car customization facility at this location. Scott Kreuger agreed to make each of these a priority

1	before the shop was open. Other than the customary comings and goings associated with a car
2	repair facility, Scott does not anticipate any significant noise levels coming from the shop. The
3	street sign will not be lighted, but will instead use reflective material to allow customers to find
4	the facility after dark.
5	
6	There being no other discussions or questions from the board a motion to approve the facility as
7	presented was made, seconded and voted in the affirmative.
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9	The meeting adjourned at 8:15pm.
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11	Submitted,
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13	Stephen Halleran Jane Stephenson, Chair
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1	MINU	TES OF THE PLAINFIELD PL	ANNING BOARD		
2	Meeting				
3	Monday August 17th 2015				
4	Meriden Town Hall				
5					
6	Members Present:	Mike Sutherland Acting Chair			
7		Doug Gest			
8		Elise Angellilo			
9		Stephen Halleran, Alt			
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11 12	The meeting anomal et	7.0000			
12	The meeting opened at	, 7:00pm			
13	The group reviewed t	the status of ongoing projects. Stat	nhen Halleran reported that Pricilla		
15	The group reviewed the status of ongoing projects. Stephen Halleran reported that Pricilla Wheeler withdrew her 44 seat restaurant ZBA application and has decided to move forward with				
16	the 25 seat plan that was approved by the ZBA last March. This being the case, she is now				
17	working on completing the conditions of the approval, mainly, state licensing and a review of the				
18	septic system serving the former home. That system (state approval 114412) is a 600 gallon per				
19	day system with a 1,200 gallon concrete tank that was installed in 1984. She will also amend her				
20	site plan reducing the size of the parking area. She hopes to be in front of the Planning Board by				
21	late September.				
22	1				
23	Surveyor Chris Rollin	s is working on a subdivision of the	former Peter and Sandy Stettenheim		
24	residence. Much of the land will go to an abutting landowner who has purchased property from				
25	them in the past.				
26					
27		ed with a general discussion about wh			
28	"affordable housing" in our town. The general consensus was that the Village Residential zoned				
29	land on the west side of Bonner Road with access to both public water and sewer is one obvious				
30	• •	choice for this type of development. It is located in very close proximity to both Route 120 and			
31	the Plainfield Elementa	ary School.			
32	TD1 11	1 . 0 15			
33	The meeting adjourned	1 at 8:15pm.			
34	C1				
35	Submitted,				
36 37	Stanhan Hallaran		Mika Sutherland Acting Chair		
38	Stephen Halleran		Mike Sutherland Acting Chair		
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MINUTES OF THE PLAINFIELD PLANNING BOARD 1 2 Monday October 26th 2015 **Plainfield Town Hall** 3 4 Members Present: Jane Stephenson, Chair 5 6 Mike Sutherland Doug Gest 7 Elise Angellilo 8 Jeff Allbright 9 10 Judy Belyea 11 12 The Planning Board held a special meeting to accommodate Robert and Pricillia Wheeler who 13 have been working through the local and state approval process for their proposed restaurant. 14 15 Sitewalk: The meeting opened at 5:30pm with a site visit to the Wheeler's proposed restaurant at 16 17 #1097 Route 12A. The group started with an outside viewing of the parking lot and grounds. There was general agreement by the applicant and abutters on the property bounds for the .46 18 acre site. The Wheeler's walked the group through their plans for the 11 space parking lot to 19 serve the business. The parking lot that has been developed is larger than what was approved by 20 21 the Zoning Board and the applicant has agreed to remove at least 1,000 sq ft (5 spaces) of hardpak to be replaced with a pervious material. The Planning Board would prefer vegetation of 22 some sort; the applicant is proposing 3/4 inch stone with movable three season barriers to prevent 23 parking on this area. 24 25 26 It was noted that several outside lights on the building are not dark sky compliant. These need to 27 be retrofitted. 28 29 No dumpster or compactor is proposed. All garbage will be removed from the site on Sunday 30 evening and taken to a facility for disposal or recycling. 31 32 The business sign was deemed in compliance with the town's ordinance and has been permitted 33 by the state. 34 35 Responding to a request, Priscilla turned on the kitchen's exhaust fan system so that board members could hear it in operation. The fan will be running anytime the restaurant is open. The 36 37 applicant explained that the fan was much louder and moved so much air that it closed all the inside doors. As a result, the company that installed the unit has come back and made adjustments 38 39 to the fan which has both reduced the air draw inside and quieted the unit down while still 40 meeting applicable life safety codes. 41 42 The group toured the inside of the restaurant noting what a fine job she had done making the place look very nice. The inside of the building is now fully in compliance with life safety code 43 44 requirements. Both the state and local fire officials have signed off on the restaurant. The town's building inspector also has toured the inside and issued the project a certificate of occupancy. 45

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At 6:00pm the group left the walk and moved up to the Plainfield Town Hall for the noticed hearing

Plainfield Town Hall: Chairwoman Stephenson had Zoning Administrator Halleran open the noticed public hearing by reading the posted notice. Applicant Priscilla Wheeler took the group through her proposal. The Zoning Board approved restaurant is for 24 seats operated on Friday and Saturday and Sunday. All seating to be inside the building, there are no outside activities associated with the business use that are permitted. Hours of operation are noon to 8pm on Friday and Saturday, Sunday 8am to 1pm. Lot coverage was capped by the Zoning Board at the level that existed when she purchased the property of approximately 35-40%. The Zoning Ordinance has a maximum coverage of 20% impervious surface. At the time of this hearing the impervious surface had jumped up to nearly 50% of the lot's area. However, as discussed at the sitewalk the applicant has agreed to remove some of the installed hardpak to return to the "existing condition."

Robert Wheeler noted that he can easily fashion a decorative hood for the outside lights to make them dark sky compliant. The Planning Board agreed with this planned change.

Chairman Stephenson opened the hearing to comments. Abutters Ron Bailey and Jon Tomlinson spoke in support of the use, but requested screening along their respective common property boundary. Tomlinson asked for a 7' high fence along the entire line, Bailey would prefer vegetative plantings, but was open to a combination of fencing and plantings. He did not wish to have a high fence along the entire property line on his side. It was decided that the abutters would meet with the applicant prior to next Monday's Planning Board meeting to work out the details of the fence/screening. Once this issue is resolved the Planning Board can issue their approval letter for the project. The approval letter will be conditioned on the following:

- 1. That at a minimum 1,000 sq ft of hardpak will be removed before the restaurant is opened and replaced with a permeable material, preferably grass.
- 2. All outside lighting on the building to be made dark sky compliant.
- 3. Either fence or plantings are to be installed to the south and north of the proposed use.
- 4. During summer months planters and benches are to be installed to the front of the building to make it clear that parking is not allowed near the front door.
- 5. Any substantive changes, as determined by the Zoning Administrator to the operation of the restaurant will require town approval.

Reacting to comments from some of those in attendance about the fact that it has taken so long for the project to be approved at both the state and local level, Zoning Administrator Halleran responded that in this particular case the applicant built much of the project with no town or state approval making the approval process more complex, and expensive and time consuming. This has been particularly true for the life safety code issues. It was also noted that the Zoning Board approved the case in one evening last year and the Planning Board has just today begun its official review, agreeing to a special meeting date and time to assist the applicant.

The hearing was recessed until Monday evening November 2nd at 7:30pm.

The meeting was adjourned at 7:45pm

Submitted,

Stephen Halleran

Jane Stephenson Chair

MINUTES OF THE PLAINFIELD PLANNING BOARD

Monday November 2nd 2015 Meriden Town Hall

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Members Present: Jane Stephenson, Chair

Mike Sutherland
Doug Gest
Elise Angellilo
Jeff Allbright
Judy Belyea

The meeting opened at 7pm:

Stettenheim Subdivision: The hearing was opened and surveyor Chris Rollins walked the group through the application. The project involves the division of property (map 213-23) located at #168 Croydon Turnpike. The creation of a 11.32 acre undeveloped parcel B (shape factor of 24.9) and a 11.28 undeveloped parcel C (shape factor 24.8) is proposed. The remaining land parcel A will contain 14.61 acres and includes the existing residence (shape factor 18). The property is zoned Rural Conservation I and is not served by public water or sewer. A soil scientist was used to delineate a wetland that runs down through both the new lots. Chris provided a plan that shows two possible house sites, one on each lot, that would not impact the wetlands. Road Agent Collins has reviewed the frontage and confirmed that access to Croydon Turnpike is suitable. Board members asked about some of the existing stonewalls and relationships to both the maintained road and the class VI road to the back of the lots. Chris noted that the lot areas do not include the land encumbered by the road rights of way. The application was subsequently found to be complete and approved as presented both on unanimous votes.

Wheeler Restaurant Site Plan: Chairman Stephenson reopened the recessed hearing. The first order of business was to learn how the meetings went between the applicant and her abutters concerning screening of the proposed use. To the south there has been agreement on the establishment of a vegetative screen made of 5'-6' arborvitaes spaced along the common line. To the north, there was not final agreement reached on the specification for fence along the common boundary. There was, however, a genuine desire by both parties to reach a compromise. The type and height of fence was at issue. The applicant would like to provide a 6' high stockade style wooden fence along the common line, the abutter would prefer an 8' high solid while vinyl fence. It was noted that to reduce cost the abutter felt a 7' high fence would be adequate for their privacy. The Planning Board questioned whether a fence along nearly the entire common property line was really in keeping with the village setting. After much discussion, and review of several fence orientation options the Planning Board prescribed the following fence as a solution. A 6' high solid white fence with a uniform straight edged top, is to be installed immediately off the north side of the parking area. A 7' high solid fence with a uniform straight edged top, white in color will be installed diagonally from the northeast corner of the restaurant to the west end of the required parking lot fence. This "lazy L" shape will provide the abutter a good screen from the back utility space of the restaurant and will fully screen them from cars coming and going from the lot. At the same time the fence

will not be as visible from Route 12A and will preserve the green space and village 1 2 character between these two historic residences. 3 4 While not entirely satisfied, both the applicant and the abutters agreed to this solution. It was noted that any change in the restaurants use will require additional review and could 5 trigger more screening. The applicant must either install the fence prior to opening or 6 post a bond with the town that insures that the fence will be installed in the spring. 7 8 The details of the screening having been worked out, the Planning Board completed its 9 review of the project. Robert Wheeler showed photos of the light covers he has crafted 10 making the fixtures dark sky compliant. The parking area delineators have been installed 11 insuring that cars will not park on the pervious material. 12 13 A motion to approve the Site Plan was made, seconded and voted in the affirmative. 14 15 The meeting adjourned at 9:30pm. 16 17 18 Submitted, 19 20 Stephen Halleran Jane Stephenson Chair

MINUTES OF THE PLAINFIELD PLANNING BOARD Monday November 16th 2015 Meriden Town Hall

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Members Present: Jane Stephenson, Chair

Doug Gest Elise Angellilo Jeff Allbright

The meeting opened at 7pm. The minutes of November 2nd were approved as amended.

The Planning Board took up a request by Liberty Utilities for the necessary scenic road hearing concerning plans to do line maintenance trimming on Black Hill, River and Pierce Roads. The Board determined the hearing would be scheduled for the evening of Monday December 7th with a site visit the morning of November 30th. Stephen Halleran will make the necessary arrangements for this to happen.

The Board started their annual review of the zoning ordinance to see if any changes to the regulations are indicated. From the current year's work, with two proposed commercial businesses in town that were to be located in the Village Residential Zoning district, a discussion about the appropriateness of the 20% maximum lot coverage took place. Both restaurants that went through Planning and Zoning this year struggled with the lot coverage requirement. This seems to be common for any proposed use that requires customer parking. Many of the lots in the Village zone are one acre or less. Board members turned to a memo from Planning Commission Director Nate Miller (copy attached) who when asked by Zoning Administrator Halleran, recommends increasing the allowable lot coverage in the VR zone and decreasing the allowable lot coverage in the Rural Residential Zone. Board members felt that doubling the VR zone allowable coverage to 40% and decreasing the RR allowable coverage to 10% might bring Plainfield more in line with neighboring communities.

Member Jeff Allbright noted that he felt as part of any change the town should make it clear to applicants what is meant by "impervious materials." He suggests the town consider incorporating the state's definition into the zoning ordinance, copy attached.

All agreed that it was still early in the process and more work was needed, but that some change to the zoning ordinance may be indicated. Plainfield's zoning ordinance encourages commercial development in the village areas, yet the 20% coverage with a small lot size often makes this difficult to achieve. The Board will further discuss this change at their December 7th meeting

The meeting adjourned at 9:00pm.

44 Stephen Halleran

Jane Stephenson, Chair

MINUTES OF THE PLAINFIELD PLANNING BOARD **Monday December 7th 2015**

Meriden Town Hall

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> Members Present: Jane Stephenson, Chair

Mike Sutherland Doug Gest Elise Angellilo Jeff Allbright

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The meeting opened at 7pm.

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Liberty Utilities Scenic Road Hearing: The requested public hearing for line maintenance on River Road, Black Hill Road and Pierce Road, (town designated scenic roads), was opened at 7:05pm. Chair Jane Stephenson explained that a noticed site walk took place on Monday November 30th. At the walk each of trees to be removed was discussed and line clearance practices were explained. Jeff Carney, Arborist and project leader for Liberty Utilities, explained that the utility is now on a four year cycle for line maintenance as opposed to the previous five year cycle. Concerning Black Hill, as a result of the site walk, he has reexamined the roadway. A couple of additional trees have been marked for removal and all of the smaller sugar maples coming up along the road have been marked with yellow tape to insure that they are not removed by the crew. Concerning River Road, the utility has gladly agreed to limit tree trimming in the area of the eagle nest to early winter, long before any nesting activity should begin. Member Doug Gest who attended the site walk indicated that he thought the trimming proposal was well thought out and reasonable. There being no one from the public present wishing to speak the hearing was closed followed by motion to approve the requested work as outlined and amended. The motion was approved on a unanimous vote. An approval letter will follow in the next week.

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Zoning Changes: Local business people Priscilla Wheeler, Thomas Lappin and Daniel Lapan attended the Planning Board session on possible zoning changes concerned with lot coverage. All three spoke in favor of the change to increase lot coverage in the VR zone. They opposed the idea of limiting the Rural Residential zone to 10% lot coverage. In consideration of their comments and comments from the Zoning Board that also cautioned against reducing lot coverage in the Rural Residential zone, the Planning Board decided to not pursue this change at this time. The third change that is under consideration is to install in the ordinance a simple definition of impervious surface. At issue is the need to properly treat and control storm water run off so as not to damage watersheds or abutting properties. Both the lot coverage requirements in the zoning ordinance and impervious surface definition are about scale of development and insuring adequate treatment of storm water run off. Board members felt that driveways, buildings, decks and patios should all be considered impervious and lawns and vegetative surfaces should be considered pervious. A public hearing on the proposed changes will be scheduled for early January.

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The meeting adjourned at 9:00pm.

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Stephen Halleran

Jane Stephenson, Chair

Draft MINUTES OF THE PLAINFIELD PLANNING BOARD Monday December 28th 2015 Meriden Town Hall Members Present: Jane Stephenson, Chair

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Mike Sutherland Doug Gest Elise Angellilo Jeff Allbright

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The meeting opened at 6:30pm.

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20 21 KUA Site Plan Review, five new sidewalk lights Main Street: The meeting began at 6:30pm at the Meriden Post Office with a noticed site walk to view the existing lighting condition and the proposed locations for the new lights. KUA Director of Facilities and Operations Doug Plummer walked the group down the north side of Main Street pointing out the location of the new lights. Doug noted the application has been amended to include five new lights all on the north side of the street. A sixth light was planned to be located on the south side of the road, but the existence of utility lines makes that light not possible. Abutter Lori Estey attended the meeting noting that as proposed the new lights have no impact on her property. She does not oppose the project.

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The group moved from the Main Street up to the Meriden Town Hall for the Planning Board meeting.

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The November 16th and December 7th minutes were approved as amended.

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KUA Site Plan Hearing: The meeting posting was read. In 1999 KUA was granted permission to remove three streetlights from Main Street as part of a larger campus lighting project. The streetlights were effectively replaced by various sidewalk lights that were installed at that time. Later crosswalks were installed on Main Street and immediately the town's public safety officials had concerns that Main Street was not adequately illuminated. As a result of these concerns, KUA added the four 28' LED lights to improve visibility from just below the Post Office to the top of the hill. See July 19th, 1999 and September 21st, 2011 Planning Board meeting minutes.

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Doug Plummer explained that the current project is phase II of the 2011 project. If the town felt it was appropriate two and perhaps three of the remaining conventional streetlights along the south side of the lower portion of Main Street could likely be eliminated. The Selectboard will take this matter up once the new lights are operational.

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Fire Chief Frank Currier offered support for the new lights, noting that the initial four lights, in his view, have been a significant safety improvement. Town Administrator Halleran noted that he believed that Police Chief Paul Roberts feels similarly to Fire Chief Currier. The only comments received on the now existing LED lights have been favorable and centered on public safety.

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The Planning Board membership noted that while the lights are dark sky compliant, the 28' height of the poles creates a situation where with a direct line of sight the fixtures are very bright.

In general, Board members felt that while not aesthetically ideal, the additional light is warranted from a public safety perspective and therefore the new lights were approved as requested. The vote on the motion to approve was unanimous. The approval was, however, conditioned on acceptance of them by the NHDOT who owns Main Street from NH Route 120 to the top of the hill. The lights may be located within the highway right of way and therefore the NHDOT needs to be given an opportunity to review the plans. The meeting adjourned at 7:45pm. The Planning Board will meet next on January 4th. Submitted, Jane Stephenson Stephen Halleran