

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**  
2 **Meeting January 4<sup>th</sup> 2016**  
3 **Meriden Town Hall**

4 Members Present: Elise Angelillo Jeff Allbright  
5 Doug Gest Stephen Halleran, Alt  
6

7 The meeting opened at 7:00pm

8 The minutes of the December 28<sup>th</sup> meeting were approved as amended.  
9

10 **Public hearing on proposed Zoning Changes for 2016 Town Meeting Approval:**

11 The posted notice was read the following changes are proposed by the Planning Board:  
12

13 **Question 1.** In order to provide enhanced opportunities for development in the Village  
14 Residential Zoning District (less than one acre minimum lot size) the following change is  
15 proposed: **Remove** the 20% maximum lot coverage requirement for the Village Residential  
16 Zoning District and **replace** it with maximum lot coverage of 40%.  
17

18 **Question 2.** In order to clarify what is meant by the term Impervious Surface the following  
19 change is proposed: **Add** to Article VIII of the Zoning Ordinance-Definitions the following:  
20 **Impervious surfaces:** Surfaces that cannot effectively absorb and infiltrate water and therefore  
21 increase both the amount and rate of storm water run off. Examples of impervious surfaces  
22 include, but are not limited to driveways, parking areas, sidewalks, roofs, decks, and patios.  
23 Vegetative surfaces are not considered impervious.  
24

25 Board members explained that these changes have come about as a result of several land use  
26 cases in the Village Residential (VR) zone over the last couple of years where the 20% maximum  
27 lot coverage has been a real obstacle. It is the opinion of the regional planning commission that a  
28 20% maximum lot coverage in a zone where many of the lots are one acre or less is quite  
29 restrictive. Further, our current zoning ordinance encourages business location in the VR zone. In  
30 response, the Planning Board is proposing to double the allowed lot coverage in the VR zone. At  
31 the same time the Planning Board is using the opportunity to add a definition to the zoning  
32 ordinance on what will be considered impervious surfaces. The Zoning Ordinance has no  
33 definition at this time leaving much to interpretation.  
34

35 Resident and local businessman Drew Marrazzo supported the change, he did note that the  
36 language “less than one acre minimum lot size” in question 1 seems confusing. Does the new  
37 coverage extend to lots in the village zone greater than one acre? The Planning Board indicated  
38 that all VR zoned lots regardless of size will have the new lot coverage standard. It was decided  
39 the language was unnecessary and given the confusion it was struck from the draft.  
40

41 Resident David Grobe noted that he supports the change as well and wishes other sections of the  
42 Zoning Ordnances had more definitions as well.  
43

44 The hearing was closed, at 7:30pm. The Planning Board will meet next on January 19<sup>th</sup> where the  
45 changes will be voted and if approved forwarded to the Town Clerk for inclusion in the 2016  
46 warrant.  
47

48 The meeting adjourned at 7:35pm.

49 Submitted,

Elise Angelillo

50  
51 Stephen Halleran

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**  
2 **Meeting January 20<sup>th</sup> 2016**  
3 **Meriden Town Hall**

4  
5 Members Present: Jane Stephenson Jeff Allbright  
6 Doug Gest Mike Sutherland  
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8  
9 The meeting opened at 7:00pm  
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11 **Robert Jordan Subdivision:** Chairwoman Stephenson opened the hearing by reading the posted notice.  
12 The applicant is proposing to divide 46.7 acres (map 260 lot 3) into two parcels lot 2A 26.12 acres and 2B  
13 20.64 acres. The division line will be Kenyon Road. The property has frontage on Stage, Spencer and  
14 Kenyon Roads (see Jordan 2006 subdivision). The surveyor on the project is Paton Land Surveying. The  
15 surveyor was not present for the hearing. The board members noted some minor issues with the plan and  
16 were disappointed not to have the surveyor present to answer a couple of questions. For example it would  
17 have been helpful if the plan had included past Jordan subdivision survey data. Abutter Shelley Andrew  
18 inquired about the common line with her property. Her concern was addressed with a close look at the plan.  
19 It was unclear whether a well on the Jordan land that once served the then Robert Jordan house now  
20 Johnson (254-27) is still actively used. Halleran called the abutter and learned that the well is no longer in  
21 use and has not been for many years, the Johnson property is served by a drilled well on their land. There  
22 being no other questions the board reviewed the application and found it to be sufficiently complete to  
23 move forward with the hearing. A motion to approve the subdivision was made, seconded and voted in the  
24 affirmative.  
25

26 **Zoning Changes:** The Planning Board conducted a final review of the proposed zoning changes,  
27 discussing a minor clarification change made at the public hearing. A motion to approve the change and to  
28 direct the Zoning Administrator to forward them to the Town Clerk for inclusion on the 2016 town ballot  
29 was made second and voted in the affirmative.  
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31 The meeting adjourned at 8:00pm. The next board meeting is scheduled for February 1<sup>st</sup>.  
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37 Jane Stephenson, Chair  
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40 Stephen Halleran  
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1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**  
2 **Meeting March 21st 2016**  
3 **Meriden Town Hall**

4  
5 Members Present: Jane Stephenson Doug Gest  
6 Elise Angelillo Stephen Halleran, Alt  
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9 The meeting opened at 7:00pm  
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11 **Gallagher Annexation:** Chairman Jane Stephenson opened the hearing at 7:05pm. The posted notice was  
12 read. The application is for the transfer of 2.7 acres from tax map 264-15 to tax map 264-9. Both parcels  
13 are owned by the applicant Ann Gallagher. As a result of this application 264-15 is reduced to 100.6 acres  
14 and 264-9 is increased to 12.3 acres. Surveyor Wayne McCutcheon explained the application noting that  
15 the calculated shape factor for 264-9 is 22. Parcel 264-15 is larger than 15 acres so no shape factor  
16 calculation is necessary. Wayne also noted that the plan contains a requirement that prohibits the further  
17 subdivision of 264-9, the 12.3 acre parcel.  
18

19 The board reviewed the plan for completeness. Responding to a question by member Gest, Surveyor  
20 McCutcheon noted that all pins are set. The application was found to be complete and was approved on a  
21 unanimous voice vote. The paper copy and mylar were signed for recording.  
22

23 **Other business:** To accommodate travel plans for Steve Halleran, the Planning Board agreed to move its  
24 early April meeting forward to March 28<sup>th</sup>. At this meeting the board will conduct a site visit to the Olde  
25 Village Haunt Restaurant in Plainfield Village. The purpose of the gathering will be to review the  
26 implementation of the approved site plan and to discuss final screening and landscaping.  
27

28 The meeting adjourned at 8:00pm.  
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31 Regards,  
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35 Stephen Halleran

Jane Stephenson, Chair  
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1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**  
2 **Meeting March 28th 2016**  
3 **Meriden Town Hall**

4  
5 Members Present: Jane Stephenson Doug Gest  
6 Elise Angelillo Stephen Halleran, Alt  
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9 The meeting opened at 6:30pm  
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11 As previously advertised, the Planning Board met at the Olde Village Haunt restaurant in  
12 Plainfield Village to review site plan conformance and to finalize any necessary adjustments. The  
13 restaurant opened in late fall and has been open throughout the winter. Abutters Ron Bailey and  
14 Erin Yates were in attendance. The group reviewed the written decision and then walked around  
15 the site. As a result, the following adjustments were made:  
16

17 A short 30' run of fencing will be added to the south side of the property along the common line  
18 with the Bailey property starting at the grouping of maples and extending to the end of the  
19 parking area. This will serve as a headlight screen for the Baileys. Originally this fence was not  
20 wanted, but with the experience of a few months of operations the Baileys now feel it will help  
21 until the vegetation matures.  
22

23 The Planning Board agreed to a slight modification of the northerly long run of fence to allow the  
24 sections closest to the house to be located so as to avoid both the fuel tank and the septic tank for  
25 the business. The run will be continuous and will be made up both 7' and 6' high sections (see  
26 plan). The final location of this fence will be reviewed with the town and Tomlinsons prior to  
27 installation.  
28

29 During spring clean up the parking lot will be graded so that the lot pitches to the middle and  
30 avoids spilling sheet water runoff toward the Bailey property. In addition, the small ditch line  
31 between the two properties will be cleaned and graded so that water flows toward the cornfield,  
32 not the Baileys back lawn.  
33

34 The parking lot delineators, removed for winter plowing, will be reinstalled this spring once all  
35 danger of snow has past, but no later than May 1<sup>st</sup>.  
36

37 As part of this follow up review of the restaurant the Planning Board reminded the Wheelers that  
38 the approved seating is for 25. Priscilla Wheeler responded that she plans to return to the Zoning  
39 Board later this year, after all site improvements are in place, and discuss with the ZBA the idea  
40 of expanding the number of seats and allowing some flexibility in operational hours. The  
41 Planning Board agreed that this was a necessary step if expansion of the business is planned.  
42

43 The meeting adjourned at 8:30pm  
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45  
46 Stephen Halleran

Jane Stephenson, Chair

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1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**  
2 **Meeting April 18th 2016**  
3 **Meriden Town Hall**

4  
5 Members Present: Jane Stephenson Doug Gest  
6 Elise Angelillo Jeff Allbright  
7  
8 Others Present: Pricilla Wheeler Robert Wheeler  
9 John Tomlinson Ron Bailey  
10 Brad Atwater  
11

12 The meeting opened at 6:30pm  
13

14 This session was a follow up to the March 28<sup>th</sup> meeting. As a result of staking out the south side  
15 fence (as amended at that meeting) the Wheeler's requested this second follow up session to  
16 explore some other fence ideas. Rather than the fence close to the building and handicap parking  
17 area, they would now prefer to locate that fence on the northern side of the property along the  
18 property line with the Tomlinsons. A 6' high fence set 1' of the ground is proposed (overall  
19 height to top of fence 7'). This fence will run either from the east corner of the restaurant to the  
20 property line, turn 90 degrees and go down the property line to the rear corner marker or it will  
21 run along the property line from the easterly most hemlock (line of trees adjacent to Rte 12A) to  
22 the rear corner of the property line. Either configuration was acceptable to the abutter, who noted  
23 that this fence is the only feature they have asked for as part of the business review. They are  
24 willing to concede to this location change, but want the top of the fence to be at least 7' high and  
25 for the run to go as just described. Pricilla advocated for a shorter run, but this request was not  
26 granted.  
27

28 Turning to the southern (Bailey) side of the property, Ms. Wheeler indicated that she would like  
29 to add more sections to the fence that was agreed to on March 28<sup>th</sup>, providing more screening for  
30 the Baileys. Ron was accepting of this however on this side he requested that the fence be located  
31 at ground level so that he can still get some view from his property into the adjacent hayfield.  
32

33 The Planning Board accepted both of these changes as described above. Halleran will modify the  
34 approved site plan to reflect these changes and will forward copies to all parties. The two fences  
35 are scheduled for installation during the week of April 25<sup>th</sup>.  
36

37 The meeting adjourned at 7:15pm.  
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41 Stephen Halleran

Jane Stephenson, Chair





1 motion to approve the site plan as conditioned above was made, seconded and voted in the  
2 affirmative.

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4 There being no other business the meeting was adjourned at 8:15pm

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8 Stephen Halleran

Jane Stephenson

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1  
2 **MINUTES OF THE PLAINFIELD PLANNING BOARD**  
3 **Meeting June 20th 2016**  
4 **Spencer Road**

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6 Members Present: Jane Stephenson Doug Gest  
7 Elise Angelillo Jeff Allbright  
8 Mike Sutherland  
9

10 Others Present: Julie Murray Kate Whybrow Stephen Lambert  
11 Shelley Andrews Peter Johnson Leni-Lyne Johnson  
12 Rod Herrin Ellen Herrin  
13

14 **Goodwin-Spencer Road Property-Site Visit:** As part of their continuing efforts to work with owner  
15 Donald Goodwin on a Conservation Design subdivision for his 27 acre agricultural property, the Planning  
16 Board met on site a second time with Mr. Goodwin. For this session abutters were mailed informal notices  
17 and invited to attend and offer comments on Don's revised plan. The 7 lots have been scaled back to 4 lots  
18 that leaves the hay field along Spencer Road largely untouched. Like the Planning Board, the neighborhood  
19 felt that this plan was a significant improvement over the 7 lot version. Don will now go to work with his  
20 surveyor to develop the proposed lots and building envelopes. The lower hayfield will be included on a  
21 single parcel. Don will need state subdivision approval and driveway permits as part of his formal  
22 application to the town. All work today has been informal, the RSA 674 noticed public hearing later this  
23 year will begin the formal review of the application. Neither the applicant nor town is bound by any of the  
24 discussions to date.  
25

26 **Other business:** Acting on the recommendation of Zoning Administrator Halleran, the Planning Board  
27 voted (4 to 1) to waive site plan review for the addition of two rows of solar panels for the KUA ground  
28 array located behind Miller. The ZBA held a public hearing on the proposal last Monday and amended their  
29 approval to include the new rows which are to be located below the existing array (western side). The  
30 issues typically addressed in site plan review are unchanged. No additional clearing or tree cutting is  
31 necessary. There is no outside lighting and no new site development aside from the panels. All the same  
32 conditions that were imposed as part of the original site plan remain in place and will apply to the two new  
33 rows. KUA has amended its alteration of therein permit with the state of NH to include the new panels. The  
34 Planning Board did note that in the fall, after the leaves drop, if the new rows are move visible than  
35 represented in the ZBA application, a site plan review could be required at that time as an opportunity to  
36 enhance screening for Baynes Road.  
37

38 There being no other business, the meeting adjourned at 8:00pm. The Board's next meeting will be July  
39 18<sup>th</sup>.  
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42 Stephen Halleran

Jane Stephenson  
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2 **MINUTES OF THE PLAINFIELD PLANNING BOARD**  
3 **Meeting July 18th 2016**

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5 Members Present: Jane Stephenson Doug Gest  
6 Elise Angelillo Jeff Allbright  
7 Mike Sutherland Judy Belyea  
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9 The meeting opened at 7:00pm. The June 20<sup>th</sup> minutes were approved with corrections.  
10

11 **Kelleher Preliminary Discussion:** James Kelleher met with the Planning Board to discuss the division of  
12 his 31 acre parcel on Whitaker Road (252/9) into two 15 acre plus lots. The parcel is lot 3 of the Cullinan  
13 subdivision approved in 2006 (see file). The parcel has some private deed restrictions and includes a  
14 required building envelope. The previous owner had discussed with the Planning Board a restriction against  
15 further subdivision, but this restriction does not show up in either the project deeds or the approved plan.  
16 The Planning Board noted that all features and restrictions that appeared on the 2006 plan for lot 3 should  
17 be brought forward to the new plan. Likewise the board noted that wetland delineation would be necessary  
18 to insure that the driveway development for the new lot satisfies the required 50' setback from wetlands  
19 larger than ½ acre. Mr. Kelleher will discuss this with his surveyor and have the necessary revisions to the  
20 plan made.  
21

22 **Other business:** The board had a general discussion about ongoing projects. The Planning Board will meet  
23 next on August 1<sup>st</sup>  
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26 There being no other business, the meeting adjourned at 7:50pm.  
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30 Stephen Halleran

Jane Stephenson

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1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**  
2 **Meeting August 1<sup>st</sup> 2016**

3  
4 Members Present: Jane Stephenson Elise Angelillo Jeff Allbright  
5 Mike Sutherland Judy Belyea

6  
7 The meeting opened at 7:00pm. The July 18<sup>th</sup> minutes were approved with corrections.  
8

9 **Headrick Subdivision:** Chairman Stephenson opened the hearing by reading the posted notice. Surveyor  
10 Rollins explained the details of the one new lot division. The existing home on the property will be located  
11 on a 11.90 acres. The new lot will front on Columbus Jordan Road and will consist of 10.51 undeveloped  
12 acres. Neither lot is served by public water or sewer. The existing house is accessed from Ladieu Road,  
13 the new lot will have a Columbus Jordan Road access. Abutter Dave Clifton attended the hearing, he had  
14 no objection to the application and noted that he felt the common boundary with his land was properly  
15 flagged. A brief discussion followed on what is permitted for a use on a conforming lot at that location. In  
16 brief, residential uses and their customary accessory uses are allowed along with cottage businesses.  
17

18 The application was found to be complete and was approved as presented.  
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20 **Goodwin Project:** The Planning Board reviewed some preliminary language to appear on the plan for the  
21 Don Goodwin Spencer Road conservation design project. The four lot division is in the preliminary stages.  
22 The language is intended to make it clear that the property may not be further divided and that the existing  
23 hay field will remain available for agriculture going forward. Board members made some minor changes to  
24 the draft and indicated that they would like to see the applicant bring forward a restriction that included no  
25 buildings in the hayfield, including agricultural structures.  
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27 The meeting adjourned at 7:45pm.  
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29  
30 Stephen Halleran

Jane Stephenson

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1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**  
2 **Meeting Tuesday September 6th 2016**

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4 Members Present: Mike Sutherland, Chair Elise Angelillo  
5 Doug Gest Judy Belyea  
6 Stephen Halleran, alt  
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9 The meeting opened at 7:00pm.  
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12 **KUA Voluntary Lot Merger:** CFO Robert Blake and Facilities Director Doug Plummer attended the  
13 meeting to follow up with the lot merger of the 1813 House (map lot) into the Main Campus. See May 16<sup>th</sup>  
14 Planning Board minutes. The 1813 house is now owned by the school and has had a dormitory added to the  
15 back of it. As part of the site plan for that project it was decided that it made the most sense to merge the  
16 small lot into the campus lot which has an established use as a private school. The RSA 674:39-a merger  
17 accomplishes this goal. No public hearing or notice is required. The Planning Board voted to accept the  
18 merger and Acting Chairman Claude (Mike) Sutherland signed the necessary document.  
19

20 Doug Plummer also provided an update on the KUA storage trailers. As agreed, the 15 units will be down  
21 to 6 by Columbus Day. Doug noted that lots of progress has been made in the last two weeks.  
22

23 **Kelleher Subdivision:** The posted notice was read. The applicant proposes to divide lot 3 of the (2006)  
24 Cullihan subdivision into two 15 acre lots. The minutes of the Cullihan project indicated that the applicant  
25 was going to restrict further subdivision of the lots, however, the approved plan does not include that  
26 language and the owner did not include any such conditions in any of the deeds. Town Counsel has  
27 rendered an opinion that the lots are therefore available for consideration for further subdivision. If the  
28 Planning Board had wanted such a condition it should have been on the plan, and if the applicant had  
29 wanted the restriction he would have put the language in the deeds.  
30

31 As requested by the board the wetland delineation has been done. This work has demonstrated that the  
32 driveway for the new lot will not impact any wetland area other than the culvert at the curb cut. A wetland  
33 permit for that work has been applied for to the NHDES. All of the open space and building restrictions  
34 from the previous project that were included on the plan remain in place. All buildings will be in the build  
35 area shown on the plan. Both driveways will avoid crossing the agricultural field. Both lots exceed 15 acres  
36 so no shape factor calculation was necessary.  
37

38 No abutters wished to speak. The plan was found to be complete and a motion to approve was made  
39 seconded and voted in the affirmative. The mylar was signed.  
40

41 **Goodwin Subdivision Spencer Road:** The posted notice was read, the project involves the division of 24  
42 acres along Stage, Spencer and Kenyon Road into four separate lots. Several informal discussions have  
43 taken place with Mr. Goodwin over the last four or five months, see PB minutes. Initially seven lots were  
44 proposed with no restrictions. Working with the owner and abutters the current four lot plan with building  
45 envelopes and use restrictions for the agricultural hayfield have been proposed. Each lot has a designated  
46 building envelope and the hayfield lot contains a restriction that the field will be used for agricultural grass  
47 crops or corn and pasture land only. Board members reviewed the plan carefully noting that the stamp of  
48 the wetland scientist was not on the plan, also the building envelope for lot 2C needs to be adjusted slightly.  
49 Minor changes were made to the use restriction. These changes were designed to make it clear where  
50 temporary agricultural buildings could and could not be built. Don Goodwin agreed to these changes  
51 without question. Lot 2A will need PB approval for a shape factor of 29.9. The other three lots have fully  
52 compliant shape factors. A shape factor of 25-30 must be approved by the PB separately. Over 30 approval  
53 is not possible. Halleran noted that all driveway locations have been approved, this includes the NHDOT  
54 for the Stage Road lot. Board members suggested that for the final plan the lots be renumbered 2A to 1, 2C  
55 to 2, 2D to 3 and 2E to 4.

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Abutter Shelley Andrews insisted that no changes be made to the wetlands. Don Goodwin assured her that none are planned. Robert Jordan objected to the building envelop across from his driveway. He made it clear that he felt deceived by Mr. Goodwin who purchased the land from him. The objection was noted, but no change was made.

The hearing was recessed until the September 19<sup>th</sup> meeting.

There being no other business in front of the board the meeting adjourned at 8:10pm.

Submitted,

Stephen Halleran

Mike Sutherland, Chair

1  
2 **MINUTES OF THE PLAINFIELD PLANNING BOARD**  
3 **Meeting Monday September 19th 2016**  
4 **Meriden Town Hall**

5  
6 Members Present: Jane Stephenson, Chair Mike Sutherland  
7 Doug Gest Jeff Allbright  
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10  
11 The meeting opened at 7:00pm.  
12

13 **Goodwin Spencer Road Subdivision:** Don Goodwin and Donald Jordan attended the meeting. Don  
14 Goodwin shared with the board the revised plan. Per last meeting, the lots have been renumbered 1,2,3,4.  
15 The building envelope for lot 2 has been adjusted, the soil scientist stamp has been affixed to the plan, and  
16 the language restricting lot #1 has been edited. Board members acknowledged these changes as being  
17 materially complete. One typo was found, but that can be corrected as the final mylar has not yet been  
18 prepared. Don Jordan questioned whether or not the building envelopes could be adjusted in the future.  
19 Board members indicated yes, such a change could be requested and would involve a public hearing. To  
20 grant such a request the reasons for the change would have to be compelling and not adversely effect either  
21 the environment or the conservation goals of the project.  
22

23 Halleran noted that various town road culverts flow onto this land and that these historical structures are  
24 considered grandfathered in place. One or more of the driveways to the building envelopes might require a  
25 second interior driveway culvert to allow storm water from these road culverts to utilize their established  
26 drainage paths.  
27

28 The Planning Board voted to accept the shape factor for lot 1. The calculated factor is 29.9 and requires  
29 Planning Board acceptance.  
30

31 A motion to approve the Don Goodwin four lot subdivision of the former Robert Jordan land fronting on  
32 Stage, Spencer, and Kenyon Roads was made, seconded and voted in the affirmative. Don Goodwin will  
33 have the final mylar and prints prepared for board signing at an upcoming meeting.  
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35 There being no other business the meeting was adjourned at 8:00pm.  
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40 Stephen Halleran

Jane Stephenson

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