

1 **Meeting Monday April 2nd 2018**  
2 **Meriden Town Hall**

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4 Members Present: Jane Stephenson, Chair Elise Angelillo  
5 Judy Belyea Stephen Halleran, Alt  
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8 The Meeting opened at 7:00 pm.  
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10 The December 18th minutes were approved as presented.  
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12 As noticed, the Planning Board, in accordance with RSA 231, held a scenic road hearing. The  
13 hearing concerned a request by NH Electric Cooperative to perform routine tree trimming line  
14 maintenance on the following Plainfield scenic roads: Colby Hill Rd (1972), Kenyon (1973),  
15 Ladieu Rd, Spencer Road (1984) and Underhill Road (1974) . Information outlining the  
16 requested road side trimming was available online at [www.plainfieldnh.org/planning.html](http://www.plainfieldnh.org/planning.html) and at  
17 the town office at 110 Main Street Meriden village. A site visit to the locations took place the  
18 day of the hearing at 3:00pm. This work follows the late fall windstorm that resulted in nearly all  
19 the town's NH Coop customers being without power for nearly one week.  
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21 Steve Halleran reported that on Colby, Ladieu, Spencer Roads tree removal work is minimal. On  
22 Underhill Road three large pines are planned for removal. The trees are extremely close to the  
23 road and in poor health. The town highway crew will likely assist in this work. NH Coop  
24 Arborist Scott Carlson explained that on Kenyon Road, their work is limited to an existing  
25 easement, however the Coop may approach the Selectboard for some additional permission to  
26 work in the town road right of way. Trees are growing up between the lines and represent a  
27 significant safety hazard.  
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29 No public attended the hearing and the Planning Board having no further questions, approved the  
30 work as presented.  
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32 The meeting adjourned at 7:30pm.  
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37 Stephen Halleran

Jane Stephenson

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1 **Meeting Monday May 7th 2018**  
2 **Meriden Town Hall**

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4 Members Present: Jane Stephenson, Chair Elise Angelillo  
5 Mike Sutherland Jeff Allbright  
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8 The Meeting opened at 7:00 pm.  
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10 **Thom's Tavern Site Plan Review Preliminary Discussion:** Amy and Thom Lappin met with  
11 the Planning Board for informal consultation on their upcoming site plan review to add outdoor  
12 seating during warm weather months.  
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14 The Planning Board felt it would be important for them to have all the requirements of the  
15 restaurant's first site plan review completed before the patio seating hearing. This includes the  
16 path to the front door and replacing any landscaping that did not survive the winter.  
17

18 The couple was also encouraged to explore ways to eliminate patron parking on Bean Road.  
19 Thom suggested that he could add some parking along Bean Road, off the travelled way. Board  
20 members encouraged him to look into this idea with the town's Road Agent.  
21

22 Following a brief update on cases currently before the Zoning Board, the meeting adjourned at  
23 8:00pm  
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27 Stephen Halleran

Jane Stephenson  
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1 **Meeting Monday May 21st 2018**  
2 **Meriden Town Hall**

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4 Members Present: Jane Stephenson, Chair Elise Angelillo  
5 Jeff Allbright Stephen Halleran, Alt  
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8 The Meeting opened at 7:00 pm.  
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10 **Thom's Tavern Site Plan Review Patio Seating:** Chairperson Stephenson opened the hearing  
11 which is a request to add patio seating to Thom's Tavern. The expansion received ZBA approval  
12 in 2017 as case 17-03. Thom explained that they don't anticipate additional traffic to the  
13 restaurant due to the patio, but rather it will provide another dining option for guests. As proposed  
14 the 35'x30' fence enclosed patio area will include twenty (20) seats and a small waiting area with  
15 a fire pit. Eight (8) seats are removed from the bar area to allow for access to the patio area.  
16 Therefore, during warm months, the patio results in a net increase of twelve (12) seats. Lighting  
17 will be minimal, utilizing two outside lights on the existing tavern and some "twinkle" lights  
18 along the fence and table seating. There will be no music on the patio. Amy Lappin explained that  
19 the required path from the sidewalk to the front entrance is now under construction and should be  
20 completed in the next day or two. The path will be illuminated with small solar lights. Thom  
21 noted that except for the flooring, the patio will be taken down during cold weather months and  
22 stored off site. Board members felt that the location of the patio away from abutters, expanded  
23 parking lot, the offsite parking of employees and the potential to add up to four more spaces along  
24 the Bean Road frontage for the restaurant made the patio addition reasonable. Abutters Jane  
25 Witzel and Grace Hardy were both in attendance. Neither spoke against the proposal. Jane asked  
26 if it would be possible to reduce the late night dumping of recyclables. Amy Lappin responded  
27 that the restaurant had no idea that this was an issue and efforts would be made to reduce the  
28 noise. Planning Board member Elise Angelillo offered some alternative to the original  
29 landscaping which did do well over the winter. Amy Lappin thanked her for these suggestions.  
30  
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32 There being no others wishing to speak a motion was made to approve the addition of the patio as  
33 presented. The motion was seconded and approved on a vote of 4 to 0.  
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35 **Other Business:** The Planning Board asked Zoning Administrator Halleran to follow up with  
36 Mac's Maple on their commitment to reroute the maple store's driveway during the busy summer  
37 months. June thru September the driveway is to be changed so that foot traffic going into the  
38 store and vehicle traffic coming in are separated.  
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40 The meeting was adjourned at 8:30pm.  
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43 Stephen Halleran

Jane Stephenson

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1 **Meeting Monday June 18th 2018**  
2 **Meriden Town Hall**

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4 Members Present: Jane Stephenson, Chair Elise Angelillo  
5 Mike Sutherland Judy Belyea  
6 Stephen Halleran, Alt  
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8 The meeting opened at 7:00pm:  
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10 **Hugh & Marianne McGraw:** Chair Jane Stephenson opened the hearing. An application for  
11 subdivision of 23.73 acres of property (map 245 lot 9) fronting on Grantham Mt and Gleason  
12 Roads. Lot 1 to be 4.51 acres , lot 2 5.0 acres, and lot 3 14.22 acres to include the existing  
13 residence. The property is zoned primarily Rural Residential and is not served by public water or  
14 sewer. Surveyor Chris Paton explained the application noting that both state subdivision approval  
15 and the driveway certification by the town's Road Agent have been received. There being no  
16 other questions the applications was found to be complete and a motion to approve was made  
17 seconded and voted in the affirmative.  
18

19 **Kimball Union Lot Merger:** In accordance with RSA 674:39 the Planning Board approved a lot  
20 merger of lots 105-31 and 103-12 both fronting on Main Street and owned by KUA. See ZBA  
21 case 18-04 for details. The merger is part of the construction of a single family residence to be  
22 used for faculty housing.  
23

24 **Kimball Union Academy Maintenance Shop Site Plan Review:** Chair Stephenson opened the  
25 hearing. Hunter Ulf and Doug Plummer of KUA both explained that the building will be located  
26 out beyond the existing solar field and will allow the private school to consolidate its building and  
27 grounds and housekeeping functions. Many of the steel storage containers in this area have now  
28 been removed. Once the building is constructed no more than two containers would be needed to  
29 support the building and grounds function. Three other units are brought in for a few months  
30 each year as student storage during the summer.  
31

32 The new shop will have two section one 40'x50' the other 40'x85'. The steel building will have a  
33 low pitched roof and should be set into the ground enough so that it will not be visible from  
34 Route 120 or Main Street. The building's roof might be visible from Baynes Road in the fall, but  
35 the muted roof color is intended to keep its visibility to a minimum. Employee parking will be  
36 adjacent to the new shop. All outdoor lighting, including motion sensitive will satisfy dark sky  
37 requirements. The new building will have it own well and septic. An alteration of terrain permit  
38 application has been filed with the state and includes a settling pond to accept all the drainage  
39 from the new structure. Tree removal will be limited to what is necessary to support the building  
40 and parking.  
41

42 Planning Board members reviewed the various plans. Mike Sutherland asked KUA to take  
43 special care with its building lighting choices. Wall pack type fixtures that come standard on  
44 these buildings will not meet dark sky requirements.  
45

46 A motion to approve the site plan was made, seconded and voted in the affirmative. The approval  
47 was subject to the following conditions:  
48

1 Dark sky compliant outside light fixtures.  
2 State approval of the submitted AT permit.  
3 A life safety code review of the new facility.  
4 A vegetative screen be left around the facility.

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7 The Board spent a few minutes reviewing the town's new web based GIS system. Once released,  
8 the new system will allow for residents and applications to print property maps with various  
9 layers of data including aerial photos, zoning, wetlands. Board members agreed that this new  
10 system will be a valuable planning tool for town boards.

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12 The meeting adjourned at 9:00pm.

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14 Stephen Halleran

Jane Stephenson

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2 **Meeting Monday July 16th 2018**  
3 **Meriden Town Hall**

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5 Members Present: Jane Stephenson, Chair Elise Angelillo  
6 Ryan Boynton Stephen Halleran, Alt  
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8 The meeting opened at 7:00pm:  
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10 The McGraw subdivision mylar was signed and the June 18<sup>th</sup> minutes were approved.  
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12 New member Ryan Boynton was welcomed to the board. Ryan and his family lives next door to  
13 MTH at 102 Main Street.  
14

15 The Planning Board reviewed with Ryan the Planning Board's role in reviewing subdivisions, site  
16 plans, and developing zoning ordinances and keeping the master plan current. The Planning  
17 Board will be meeting with the Zoning Board in August to discuss some possible zoning changes.  
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19 The meeting adjourned at 7:45pm.  
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21 Stephen Halleran

Jane Stephenson

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1 draft  
2 **Meeting Monday August 20th 2018**  
3 **Planning Board/Zoning Board Joint Meeting**  
4 **Meriden Town Hall**

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6 Planning Board Members Present: Jane Stephenson, Chair Elise Angelillo  
7 Mike Sutherland Jeff Allbright

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10 Zoning Board Members Present Richard Colburn, Chair Brad Atwater  
11 Peter Martin

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13 Public Present: Per Frost Michael O'Leary  
14 Gretchen Cherington Andre Brown

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16 The meeting opened at 7:00pm

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18 This workshop meeting was a way for the Planning Board and Zoning Board to discuss the  
19 town's zoning ordinance and based on their experiences discuss possible changes going forward.

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21 **Public Comment:** Members of the public essentially asked the Zoning Board to consider  
22 tightening up the opportunities to operate businesses with employees in residential areas. The  
23 group felt that many businesses that would currently qualify for a Cottage Business Approval  
24 might not be compatible with residences and would in fact change the character. Plainfield has no  
25 commercial zoning district. So, all significant business uses go through the special exception  
26 process. The town's zoning ordinance give the Zoning Board wide latitude to decide what is  
27 appropriate and what is not in a given location. All agreed that private landowners should have  
28 the right to use and enjoy their property, just not to the unreasonable detriment of others.

29  
30 The two boards spent the rest of the meeting discussing the comments received and their own  
31 experience with the zoning ordinance. Generally, the boards felt that the ordinance works well at  
32 balance the natural tension between the rights of abutters and rights of private landowners. The  
33 Board instructed Zoning Administrator Halleran to contact town attorney about a follow up  
34 meeting with an emphasis on improving the language under section 5.6 of the zoning ordinance  
35 and perhaps improving the definition of what a Cottage Business is.

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38 The meeting adjourned at 9:00pm

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42 Stephen Halleran

Jane Stephenson

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45 Richard Colburn

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**PLANNING BOARD**  
**Meeting Monday September 17th 2018**  
**Meriden Town Hall**

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| Members Present: | Jane Stephenson, Chair | Jeff Allbright |
|                  | Mike Sutherland        | Ryan Boynton   |
|                  | Stephen Halleran, Alt  |                |

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The meeting opened at 7:00pm:

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**Bart Industries:** The board held this follow up meeting with Robert Boylan to discuss the various items that were required for the warehouse on Route 12A as part of the approved site plan review. The main focus of the session was the details of the projects landscape plan, which has not yet been implemented. Mr. Boylan explained that the dry summer did delay his implementation. He has now met with both Troy Hall and Amy Franklin and developed a plan for both of their common property lines. He would prefer to not do any plantings on Route 12A, but realizes that would take a change to his approved site plan.

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Abutters Troy Hall, Amy, Paul and Nancy Franklin attended the meeting as well.

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Troy Hall's common property line is to receive five 4' high spruces over a span of 80'. Amy Franklin's common property line is to receive 180' of 24" high cedar trees to be located between the existing mature pines. Both lines will be landscaped no later than June 1<sup>st</sup> of 2019. The Planning Board was unwilling to waive all landscaping along Route 12A, but was open to amending the plan if the applicant wished to develop a new approach and submit that to the board.

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Mr. Boylan was commended for how improved the property is and in general those in attendance felt his use was an improvement over the last twenty years. He was asked to consider putting some of the outside lighting on timers; all lights are on all night. The fixtures satisfy the site plan regulations, but abutters indicated that they would be grateful for less light during the late night.

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**Christopher Laundry:** Site plan review regarding ZBA case 18-05 an approved business project to include three apartments, a small agricultural component and a trucking yard. The trucking portion of the use is limited to no more than ten units (unit equals a truck or a trailer) and represents the main change to the property. To support this use and to keep it separate from the apartments a second access point has been approved by the NHDOT and will allow the trucks to enter and exit the property from the north end. Mr. Laundry is proposing a small wooden sign, nine 4' tall cedar trees to be planted along the new driveway access. No new outside lighting is proposed. He plans to bring the three apartments up to NH building code requirements and to generally improve the aesthetic look of the property. The agricultural portion of the operation will include a few beef cattle, the apartments will stay configured as they are, but upgraded to the standards called out in the life safety code. A portion of the riding arena will be used to maintain his trucks, a concrete floor will be added and all hazardous fluids will be stored with secondary containment devices.

Board members felt the site plan changes were minimal. Member Mike Sutherland urged the applicant to become knowledgeable in the Connecticut River Shore land Protection portion of the town's zoning ordinance. The zone was discussed at the ZBA hearing, but adherence to its requirements will be an important part of this new use.



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A motion to approve the application was made by Sutherland, seconded by Allbright and voted in the affirmative.

The meeting adjourned at 9:00pm.

Stephen Halleran

Jane Stephenson

Richard Colburn

1 **PLANNING BOARD/ZONING BOARD OF ADJUSTMENT**  
2 **Meeting Monday October 15th 2018**  
3 **Meriden Town Hall**

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5 PB Members Present: Jane Stephenson, Chair Jeff Allbright  
6 Mike Sutherland Ryan Boynton  
7 Judy Belyea Stephen Halleran, Alt

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9 ZBA Members Present: Richard Colburn Brad Atwater  
10 Bill McGonigle Peter Martin

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12 Barry Schuster Town Counsel

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14 The meeting opened at 7:00pm:

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16 This meeting was held in follow up to the August 20<sup>th</sup> joint meeting. The overall goal is to  
17 determine whether or not the Plainfield Zoning Ordinance as currently configured is working as  
18 designed. In general the group felt strongly that the Zoning Ordinance has been helpful to the  
19 orderly development of Plainfield. The ordinance also gives perspective buyers some idea of  
20 what they or their neighbors might be allowed to do with their land in the future. Both the  
21 Planning Board and Zoning Board strongly favor private landowner rights.

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23 **Topics discussed were as follows:**

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25 Clarifying the general requirements listed in the ordinance for special exceptions. Some seem  
26 redundant.

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28 Changing the Cottage Business description to make it clear that the types of businesses allowed  
29 are wide ranging and not all related to traditional home occupation uses.

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31 A land use review process to the zoning ordinance for large scale agricultural operations.  
32 Currently, like a single family home, agriculture is allowed throughout the town without  
33 restrictions.

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35 Is it appropriate to only allow Approved Business Projects on State Highways?

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37 Does the zoning ordinance have ample opportunity for multifamily residential projects.

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39 Relaxing the ground mounted solar permitting requirements for all zones except the VR.

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41 Attorney Schuster will work on a proposed amendment to the Zoning Ordinance to clarify the  
42 requirements for a special exception. Both Boards will continue to discuss the other more  
43 conceptual issues for possible amendments to the ordinance in future years.

44  
45 The meeting adjourned at 9:00pm

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47 Stephen Halleran

Jane Stephenson

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50 Richard Colburn