

1 **Meeting Monday January 7th 2019**
2 **Meriden Town Hall**

3
4 Members Present: Jane Stephenson, Chair Elise Angelillo
5 Judy Belyea Mike Sutherland
6 Ryan Boyton Stephen Halleran, Alt
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8

9 The Meeting opened at 7:00 pm.

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11 This being the first meeting since October the Planning Board caught up on its past minutes that
12 were not yet approved. The August 20th, September 17th and October 15th minutes were all
13 approved as amended.
14

15 The rest of the meeting was spent working on possible zoning changes for 2019 town meeting.
16 Two changes are proposed. The first clarifies the criteria for being granted a special exception;
17 the second clarifies the appeals process. Several questions came up during the discussion. Zoning
18 Administrator Halleran will seek clarification from town attorney Barry Schuster.
19

20 A January 22nd public hearing is planned.
21

22 The proposed changes, draft 01, are as follows:
23

24 **ARTICLE 2.** To see what action the town will take with regard to the following question relative
25 to the Plainfield Zoning Ordinance, **said change being recommended by the Planning Board:**
26

27 **Question 1.** In order to clarify the criteria for the granting of special exceptions **delete** section
28 5.6II a) & b) which read
29

30 **5.6II CONDITIONS TO BE MET**

31
32 **II. Special Exceptions**

33 In order for the Board to grant a special exception it must find that the special
34 exception being sought by the applicant is in fact permitted and specified in the Zoning
35 Ordinance and that all of the conditions for the special exception are met.
36

37 a) A special exception as specified in this ordinance may be permitted only if the
38 Board of Adjustment makes the following findings of fact:
39

- 40 (1) The use is one that is ordinarily prohibited in the district.
- 41 (2) The use is specifically allowed as an exception under the terms of the
42 Ordinance.
- 43 (3) Appropriate and adequate facilities will be provided for the proper
44 operation of the proposed use.
- 45 (4) The proposed use will comply with the applicable regulations of the
46 district in which it is to be located.

47 b) For the purpose of this Ordinance, the following are established as general
48 conditions for the granting of all special exceptions (subject to further conditions as may
49 be defined elsewhere herein as to the uses concerned) namely:
50

- 1 (1) That the use will not be detrimental to the character or enjoyment of the
2 neighborhood.
3 (2) That the use will not be injurious, noxious, or offensive and thus
4 detrimental to the neighborhood;
5
6 (3) That the use will not be contrary to the public health, safety or welfare
7 by reason of undue traffic congestion or hazards, undue risk to life and
8 property, unsanitary or unhealthful emissions or waste disposal, or
9 similar adverse causes or conditions.

10
11 **Replace the deleted text with**

12
13 **5.6II CONDITIONS TO BE MET**

14
15 **II. Special Exceptions**

16 A special exception as specified in this ordinance may be permitted only if the Board of
17 Adjustment makes the following findings of fact:

- 18
19 1. The use is specifically allowed as a special exception under the terms of the
20 Ordinance.
21 2. That the use will not be detrimental to the character or enjoyment of the
22 neighborhood.
23 3. The proposed use will comply with the applicable regulations of the district in which
24 it is to be located.
25 4. The granting of a special exception must include remedy for any existing zoning
26 violations on the property.
27 5. The capacity of existing or planned community services or facilities, including streets
28 and utilities will not be adversely affected
29 6. Traffic on roads and highways in the vicinity shall not be adversely affected
30 7. That the use will not be contrary to the public health, safety or welfare by reason of
31 traffic congestion or hazards, undue risk to life or property, unsanitary or unhealthful
32 emissions or waste disposal, or similar adverse conditions.
33 8. Appropriate and adequate facilities will be provided for the proper operation of the
34 proposed use.
35 9. No undue municipal expense will be created.

36
37 Renumber the section as indicated.

38
39 [] Yes [] No
40
41
42

43 **Question #2.** In order to clarify the local appeal process the following replacement of
44 section 5.5 APPEALS TO THE ZONING BOARD OF ADJUSTMENT is proposed.
45

46 **Delete the existing section 5.5 which reads**

47
48 **5.5 APPEALS TO THE ZONING BOARD OF ADJUSTMENT**

49 If it is alleged that an error has been made, any aggrieved person, officer, department,
50 board or bureau of the town affected by any decision of the administrative officer may
51 appeal to the Board. Such appeals must occur within fifteen days of the granting or

1 denial of a zoning permit by filing with the Zoning Board of Adjustment a notice of
2 appeal specifying the grounds for appeal. Work may not continue during an appeal
3 unless the administrative officer states that work stoppage would cause imminent peril
4 to life and property.

5
6 An appeal stays all proceeds under the action appealed from unless the officer from
7 whom the appeal is taken certifies to the Board of Adjustment after notice of appeal shall
8 have been filed with him or her, that, by reason of facts stated in the certificate, a stay
9 would, in his or her opinion, cause imminent peril to life or property. In such case,
10 proceedings shall be stayed by a restraining order which may be granted by the Board of
11 the Superior Court.

12
13 **Replace with**

14
15 **5.5 APPEALS TO THE ZONING BOARD OF ADJUSTMENT** If it is alleged that an
16 error has been made by any decision of the administrative officer, any aggrieved person,
17 officer, department, board or bureau of the town affected may appeal to the Board. Such
18 appeals must occur within fifteen days of the decision of the administrative officer or the
19 granting or denial of a zoning permit. Such appeal shall be made by filing with the
20 administrative officer and the Zoning Board of Adjustment a notice of appeal specifying
21 the grounds for appeal.

22
23 Any activity or work may not continue during an appeal unless the administrative officer
24 states that work stoppage would cause imminent peril to life and property. An appeal
25 stays all proceedings under the action appealed from unless the officer from whom the
26 appeal is taken certifies to the Board of Adjustment that, by reason of facts stated in the
27 certificate, a stay would, in his or her opinion, cause imminent peril to life or property.

28
29 [] Yes [] No

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33 The meeting adjourned at 8:30pm

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37 Stephen Halleran

Jane Stephenson, Chair

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1 **Meeting Tuesday January 22nd 2019**
2 **Meriden Town Hall**

3
4 Members Present: Mike Sutherland Judy Belyea
5 Stephen Halleran, Alt Elise Angelillo
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8 The Meeting opened at 7:00 pm.
9

10 The January 7th minutes were approved as amended.
11

12
13 The Planning Board held a public hearing on the proposed zoning changes. Both changes are
14 intended to clarify existing sections of the zoning ordinance. The hearing was opened at 7:10pm
15

16 **Question 1.** To clarify the criteria for the granting of special exceptions found in section 5.6

17 **Question #2.** To clarify the local appeal process found in section 5.5
18

19 There being no one wishing to testify the public hearing was closed at 7:15pm.
20

21 The remainder of the meeting was spent making grammatical improvements to the draft language.

22 A motion was made seconded and voted in the affirmative to instruct the Town Administrator to
23 forward the approved change questions to the town clerk for inclusion in the 2019 town warrant.
24

25 The meeting adjourned at 7:30pm.
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27
28 Stephen Halleran

Mike Sutherland
29

1 **Meeting Monday February 18th 2019**
2 **Meriden Town Hall**

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4 Members Present: Mike Sutherland Judy Belyea
5 Stephen Halleran, Alt Ryan Boynton
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8 The Meeting opened at 7:10 pm.
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10 The January 22nd minutes were approved as amended.
11

12 Mike Sutherland opened the meeting and asked Steve Halleran to read the posting for the one
13 case before the board this evening. The **Alice P. Hendrick Trust** has filed an application for
14 subdivision of 37 acres of property (map 268 lot 28) fronting Stage Road. Lot 1 to be 5 acres with
15 a house and barn, lot 2- 32 acres of undeveloped land. Surveyor Wayne McCutcheon explained
16 the plan, noting some of the difficulties he has had with is survey line along Stage Road.
17 Documentation of the portion of the roadway is missing from state files. Attorney Brad Wilder
18 explained that he is representing the Alice P. Hendrick Trust and is attempting to complete the
19 work spelled out in the trust documents, mainly the transfer of the property from the trust to Alice
20 Hendrick's named beneficiaries. Her two sons John and David have asked him to perform this
21 work. John Hendrick was in attendance. The next step in the process is this subdivision that will
22 make the transfer possible.
23

24 Wayne noted that the driveway permit for the undeveloped land has been verbally approved and
25 the actual permit should be received any day now. Board members found the application to be
26 complete, noting the need for receipt of the driveway access. Board members reviewed the lot
27 shape calculation for the small lot, noting the difficulty that the splitting of the barn from the
28 house by Stage Road. As proposed lot 2 has a shape factor of 27. Board members felt that
29 approving the lot as configured was appropriate. A shape factor under 25 requires no PB action.
30 Over 30 cannot be approved. 26-29 is at the discretion of the board. Halleran moved to allow the
31 shape factor of 27, Belyea seconded the motion and it was approved on a 4 to 0 vote. A motion
32 to approve the minor subdivision subject to a state access permit, waiving those items typically
33 required only for major subdivision (traffic study, soils, topography, etc) was made and seconded.
34 The motion was approved on a vote of 4 to 0. The mylar will not be signed until the state permit
35 is received.
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37 The meeting adjourned at 7:45pm.
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40 Stephen Halleran

Mike Sutherland
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1 **Meeting Monday April 1st 2019**
2 **Meriden Town Hall**

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4 Members Present: Jane Stephenson Mike Sutherland
5 Stephen Halleran, Alt Judy Belyea
6 Elise Angelillo
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9 The Meeting opened at 7:10 pm.

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11 The February 18th minutes were approved as amended.

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13 The missing state driveway permit for the Hendrick subdivision has now been received and the
14 file complete. Therefore, the mylar and prints for the Hendrick subdivision approved in February
15 was signed and will be recorded.

16
17 The Planning Board received a brief update on their upcoming agendas.

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19 The meeting adjourned at 7:40pm
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24 Stephen Halleran

Jane Stephenson, Chair

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1 **Meeting Monday May 6th 2019**
2 **Meriden Town Hall**

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4 Members Present: Jane Stephenson Eric Brann
5 Stephen Halleran, Alt Judy Belyea
6 Elise Angelillo Ryan Boynton
7 Jeff Allbright
8

9 The Meeting opened at 7:10 pm.

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11 The April 1st minutes were approved as amended.

12
13 The Planning Board met for a consultation with Don Goodwin about a possible driveway change
14 for lot 1 of his 2016 Kenyon Road subdivision. Mr. Goodwin did not appear. Lot #1 has
15 restrictions on it to preserve the agricultural land. If proposed, the driveway change would
16 encroach on that restriction. That being the case, the Planning Board acknowledged that it would
17 take a very compelling reason to approve a change. Halleran noted that Mr. Goodwin has now
18 applied to the state for a permit off Stage Road, so perhaps his plan is to stay with the original
19 layout for access.

20
21 Steve Halleran provided the Planning Board with a brief update on the River Road/Route 12A
22 slide that is to be repaired by the NHDOT. The Selectboard is in discussions with the State to
23 determine a detour route. Regardless of the final route, if a detour is necessary, it is likely much
24 of the local traffic that uses Route 12A on a daily basis will end up on Beauty Hill and Old
25 County Roads. This is a real concern for the Town. The Selectboard is trying to find a
26 compromise.

27
28 The Planning Board will meet next on Monday May 20th for a proposed subdivision of a property
29 on Camp Road, map 264-lot 15 now owned by Kevin and Clara McNamara.

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32 The meeting adjourned at 8:00pm
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37 Stephen Halleran

Jane Stephenson, Chair

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1 **Meeting Monday May 20th 2019**
2 **Meriden Town Hall**

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4 Members Present: Jane Stephenson Eric Brann
5 Judy Belyea Elise Angelillo
6 Jeff Allbright
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8 The Meeting opened at 7:00 pm.
9

10 The May 6th minutes were approved as amended.
11

12 **Kevin and Clara McNamara:** Chairwoman Stephenson opened the public hearing by reading
13 the posting. Kevin and Clara have filed an application for subdivision of 100 acres of property
14 (map 264 lot 15) fronting on Camp Road. Lot 1 to be 11.38 acres with the existing house, lot 2-
15 72.17 acres of undeveloped land and lot 3- 17.03 acres of undeveloped land. The property is
16 zoned Rural Residential and is not served by public water or sewer. Kevin McNamara explained
17 that this property was owned by his grandmother. He and his wife have purchased it and wish to
18 retain the land. The house is to be sold with 11.38 acres. Lot 3 the 17.03 acre parcel may be used
19 by their daughter at some point in the future but for the moment will remain with Kevin and
20 Clara.
21

22 Abutters Janice and Hazen Allen explained that their only concern is that development on this
23 property not impact their home, of particular concern would be their well. Kevin noted any
24 development on the larger lot would likely be higher in elevation than their house. The distance
25 and slopes are such that the two homes would not even see each other or have any impact on
26 each other.
27

28 The plan was found to be complete. It was noted that the shape factor for lot 1 is 24.4, meeting
29 the standard of no higher than 25 without specific PB approval. A motion to approve the
30 application was made and voted in the affirmative.
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32 The meeting adjourned at 8:00pm
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37 Stephen Halleran

Jane Stephenson, Chair

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1 **Meeting Monday July 1st 2019**
2 **Meriden Town Hall**

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4 Members Present: Jane Stephenson Eric Brann
5 Judy Belyea Elise Angelillo
6 Jeff Allbright
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8 The Meeting opened at 7:00 pm.
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10 **Russo/Vargo:** Chairwoman Jane Stephenson opened the hearing by reading the posted notice.
11 Survey Chris Rollins representing the applications explained that on behalf of David & Susan
12 Russo, John O'Donnell and Kathryn Vargo he has filed an application for annexation. Map 264
13 lot 4 an undeveloped parcel 12.88 acres fronting on Route 120 owned by the applicants will be
14 split and 5.70 acres of the parcel annexed to map 263-lot 3 (owned by Russo) and 7.18 acres
15 annexed to 263 lot 5 (owned by Vargo/O'Donnell) The property is zoned Rural Residential and is
16 not served by public water or sewer. The result of the application is that lot 264-4 is eliminated.
17 The application was found to be complete and a motion to approve was made seconded and voted
18 unanimously in favor.
19

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21 The May 20th minutes were approved as amended
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23 A brief update on upcoming application followed and the meeting was adjourned at 7:40pm
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29 Stephen Halleran

Jane Stephenson, Chair

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1 **Meeting Monday July 29th 2019**
2 **Meriden Town Hall**

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4 Members Present: Jane Stephenson Judy Belyea
5 Elise Angelillo Jeff Allbright
6 Ryan Boynton
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8 **The Meeting opened at 6:45 pm with a site visit to #12 Bean Road** See ZBA case 19-02 multi-
9 family building. The Planning Board walked around the property. Megan Tenney and Joshua
10 Cloud explained how they hoped to lay out the building with three apartments and related
11 grounds. No changes are planned on the side facing Great Brook.
12

13 **Meriden Town Hall 7pm:**
14

15 **Heirs of Judy Atwater Annexation:** Chairman Stephenson opened the hearing. Surveyor Wayne
16 McCutcheon explained the project which is part of the estate of Judith Atwater. As proposed, 3.6
17 acres of land will be transferred to map 107 lot 22 owned by Vern and Holly Braswell (Judy's
18 daughter). Their lot will increase to 15.43 acres. Map 107 lot 21, Judy Atwater's home property,
19 will be reduced to 2.91 acres. No new lots are created. No abutters attended. The application was
20 found to be complete and approved as presented. The mylar was signed and will be recorded later
21 this week.
22

23 **Tenney/Cloud:** Jane Stephenson opened the hearing. Megan Tenney and Joshua Cloud explained
24 that they have purchased the property at #12 Bean Road and have obtained ZBA approval to have
25 a single family home and a three unit apartment building on the site. The apartments 2 two
26 bedrooms and one 1 bedroom unit will be created in the existing pottery shop area. The property
27 is 3.6 acres in size and is served by both public water and sewer. No members of the public
28 attended the hearing. A fire protection engineer has been hired by the applicants and they are
29 working their way through his recommendations. It is possible that the number of units in the
30 pottery shop may be reduced to two to avoid the need for a sprinkler.
31

32 The main Planning Board concerns for the project are the access driveway, which is very narrow
33 and the parking for the house on Bean Road which may put the cars in the right of way for the
34 road. Planning Board members felt that the access road should be at least 18' wide, its 10' now,
35 with proper turning radius at Bean Road. This will allow emergency vehicles good access to the
36 property. If necessary, the front parking could be moved around to the side of the house. All
37 outside lighting will be dark sky compliant. Building Inspector David Lersch explained his
38 review of the project to date and noted that the Fire Protection Engineer's report has been very
39 helpful. A motion to approve the site plan subject to the access road and parking adjustments (if
40 necessary) was made and seconded and voted in the affirmative.
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42 The meeting adjourned at 8:30pm.
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45 Stephen Halleran

Jane Stephenson, Chair

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