

1 **Meeting Monday February 3rd 2020**  
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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9 The Meeting opened at 7:00 pm.

10  
11 Town Administrator Halleran reviewed the status of various projects around town. The Planning  
12 Board's last meeting was in July.

13  
14 Landmark Property Maintenance is working on a site plan review to be presented to the Board in  
15 early spring.

16  
17 The City of Lebanon is likely to give the Town of Plainfield "abutter status" for the site plan  
18 review of the proposed Progressive Inc manufacturing facility planned for Route 120 at the  
19 Plainfield/Lebanon line.

20  
21 The Planning Board discussed the UVLSRPC's work on a Route 12A corridor management plan.  
22 Chairwoman Stephenson asked if the RPC could send a representative to the Planning Board's  
23 March 2<sup>nd</sup> meeting to discuss this project and get Plainfield's input. Halleran will check with  
24 them on this request.

25  
26 The February 17<sup>th</sup> Planning Board meeting will include an annexation hearing for the Rondeau  
27 property on Tallow Hill Road. Several acres of land from Armand and Patricia's property is  
28 proposed to be transferred to property of Diane and Boone Rondeau.

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30 The meeting adjourned at 8:10pm.

31  
32 Submitted,

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34  
35 Stephen Halleran

Jane Stephenson, Chair

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1 **Meeting Monday February 17th 2020**  
2 **Meriden Town Hall**

3  
4 Members Present: Judy Belyea, Chair Eric Brann  
5 Ryan Boynton Stephen Halleran, Alt  
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8 The Meeting opened at 7:00 pm.  
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11 **Armand and Patricia Rondeau** have filed an application for annexation. As proposed, 6.6 acres  
12 of Map 254 lot 11, a 39 acre, parcel will be transferred to Map 253-13 an 11.8 acre parcel owned  
13 by Daniel and Diane Rondeau. Surveyor Scott Sanborn walked the group through the plan. All  
14 agreed that the annexation makes good sense and that both parcels were much improved in shape.  
15 Patricia Rondeau, owner, agreed that the new plan makes good sense. She was unaware of why  
16 the initial lot layout with a long tail around Boone's lot was done back in 1987. A motion to find  
17 the application complete was made seconded and voted in the affirmative. A motion to approve  
18 the annexation as presented followed was made, seconded and voted in the affirmative. The  
19 project mylar was signed and will be forwarded to the registry of deeds.  
20

21 The meeting adjourned at 7:25pm  
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23  
24 Stephen Halleran

Judy Belyea

1 **Meeting Monday March 2nd 2020**  
2 **Meriden Town Hall**

3  
4 Members Present: Judy Belyea, Chair Eric Brann  
5 Ryan Boynton Stephen Halleran, Alt  
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7 John Yacavonne, RPC Rep,  
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9 The meeting opened at 7:00 pm.

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11 The minutes of February 3<sup>rd</sup> and February 17<sup>th</sup> were approved as amended.

12  
13 Megan Butts of the UVLSRPC lead the group through a planning exercise as part of the RPC's corridor  
14 management plan work. The focus was on Route 12A planning. The goal of the exercise is to have  
15 projects identified and ready for grant opportunities.

16  
17 Improving bike lanes, traffic calming in Plainfield Village and the future of Brook Road were discussed.

18  
19 The meeting adjourned at 8:15pm

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21  
22 Submitted,

23  
24 Stephen Halleran

Jane Stephenson

1 **Meeting Monday June 1st 2020**  
2 **Meriden Town Hall/Via Zoom**

3  
4 Members Present: Jane Stephenson, Chair Elise Angelillo  
5 Mike Sutherland, Zoom Jeff Allbright, Zoom  
6  
7 Abutters via Zoom: Troy and Patricia Hall David Lillie  
8 Paul Franklin Amy Franklin  
9

10  
11 The meeting opened at 7:00 pm.  
12

13 **Landmark Property Site Plan Review #361 Route 12A:** Chairman Stephenson opened the  
14 public hearing for a site plan review for Landmark Property Maintenance, ZBA case 18-06. The  
15 company is proposing to move much of their business to Plainfield. An initial site plan was  
16 scheduled for April 20<sup>th</sup>, that hearing did not go well due to the COVID 19 pandemic and the  
17 need to use Zoom teleconference. That meeting was declared null and void. The Planning Board  
18 did request some additional information. See January 24<sup>th</sup> letter from Chairwoman Stephenson.  
19 The hope was to have the hearing May 18<sup>th</sup>, the applicant was not ready at that time. Therefore,  
20 the date of June 1<sup>st</sup> was noticed for the hearing. Unfortunately, the applicant has been unable to  
21 complete the request for an improved site map. Chairman Stephenson read a request from the  
22 applicant to have the now opened hearing continued until June 15<sup>th</sup>. The Planning Board  
23 considered this request and voted to grant it. The board noted that additional time extensions are  
24 unlikely.  
25

26 At this time, the hope is to be able to continue the hearing on this project June 15<sup>th</sup> at 7pm.  
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30 Submitted,

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32 Stephen Halleran

Jane Stephenson

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1 **Meeting Monday July 6th 2020**  
2 **Meriden Town Hall/Via Zoom**

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4 Members Present: Jane Stephenson, Chair Eric Brann, Zoom  
5 Mike Sutherland, Zoom Jeff Allbright, Zoom  
6

7 Abutters via Zoom: David Lillie  
8 Paul Franklin Amy Franklin  
9

10 Applicant: George Ann Whitney  
11

12 The meeting opened at 7:00 pm.  
13

14 **Landmark Property Site Plan Review #361 Route 12A:** Chairman Stephenson continued the  
15 public hearing for a site plan review for Landmark Property Maintenance, ZBA case 18-06. The  
16 following statement was presented by the applicant:  
17

18 I am writing to you today and the board that we are not looking to move forward with permitting  
19 at this time. Due to Covid our business has suffered substantial loss and we have to reorganize.  
20 With that being said we are looking to park the trucks there. We have not used this property for a  
21 couple of months. I was up there the other day and I had been the only one up there in months,  
22 just ask Amy she would know. There is equipment there and the three boxes. I am no sure what  
23 kind of permit we need to park our stuff there if any, but I know the boxes to my recollection  
24 need some kinda permit even though there are not being used. If necessary we will advertise  
25 those for sale and work on getting them out of there. I have also stopped using the engineer as  
26 that was not working out like we needed it to. IF you need a map tonight it will have to draw one  
27 on a piece of paper. We do not want to expense anymore towards an engineer due to the hardship  
28 we have incurred this year. We are only parking the trucks where they are now.  
29

30 Let me know and I will draw a quick picture.  
31

32 Thanks George Ann Whitney  
33

34 Given that the continuation was from June 1<sup>st</sup> and no new information has arrived, Chairman  
35 Stephenson made a motion to find the site plan application as incomplete and to return it to the  
36 applicant. The case will now go back to the Selectmen and Zoning Administrator for any  
37 necessary action. The motion was seconded and voted in the affirmative.  
38

39 Abutters Amy and Paul Franklin expressed their frustration for how the case has been handled,  
40 noting that they feel as though the town has been far to lenient with the applicant and has  
41 contributed to the current situation where the property is being used for storage without all the  
42 proper permits in place. Chairwoman Stephenson noted that the applicant has been given  
43 multiple opportunities to provide information and has failed to do so. At this point the applicant  
44 left the meeting. The meeting adjourned at 7:50pm  
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50 Stephen Halleran

Jane Stephenson, Chair PB

1 **Plainfield Planning Board Meeting**  
2 **Monday August 3<sup>rd</sup> 2020**  
3 **Meriden Town Hall/Via Zoom**

4  
5 Members Present: Jane Stephenson, Chair Eric Brann-Zoom  
6 Ryan Boynton-Zoom Stephen Halleran  
7 Others David Kuwayama-Zoom  
8

9 Chairwoman Jane Stephenson opened the session at 7:00pm.

10  
11 This meeting is being held to consider an RSA 674:39-a lot merger of property owned by David  
12 Kuwayama located at 99 True Rd. Tax map 214-4 and 214-5 will be merged into a single parcel.  
13 An annexation of 2.68 acres of land from an abutter will follow later this month. The applicant  
14 has provided information from his mortgage holder showing that they are aware of this proposed  
15 merger.

16  
17 There being no objection to this merger, a motion was made, seconded and voted in the  
18 affirmative to approve the merger as proposed. Chairman Stephenson signed the merger form  
19 which will now be recorded at the registry of deeds.

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21 The Board's next meeting will be August 17<sup>th</sup>.

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24 The meeting adjourned at 7:30pm.

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26  
27 Stephen Halleran

1 **Plainfield Planning Board Meeting**  
2 **Monday August 17th 2020**  
3 **Meriden Town Hall/Via Zoom**

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5 Members Present: Jane Stephenson, Chair Mike Sutherland-Zoom  
6 Jeff Allbright-Zoom Stephen Halleran  
7 Elise Angellilo-Zoom/Inperson  
8  
9 Others Wayne McCutcheon-Surveyor

10  
11 Chairwoman Jane Stephenson opened the session at 7:00pm using a combination of the Zoom  
12 application and in person meeting formats.

13  
14 **Scribner Fauver and Susan Sanzone annexation.** As proposed, 2.86 acre triangle of back land  
15 from Map 214 lot 7, a 52 acre, parcel will be transferred to Map 214-4 a 45 acre parcel owned by  
16 David Kuwayama. See August 3<sup>rd</sup> minutes for background on the Kuwayama lot merger. Board  
17 members reviewed the plan, found it to be complete and approved the annexation on a unanimous  
18 vote of 4 to 0.

19  
20 The meeting adjourned at 7:30pm. The Board's next meeting will be September 21<sup>st</sup>

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23 Stephen Halleran

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**Plainfield Planning Board Meeting**  
**Monday October 5th 2020**  
**Meriden Town Hall/Via Zoom**

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Members Present:                    Jane Stephenson, Chair MTH    Mike Sutherland-Zoom  
   Jeff Allbright-Zoom                Ryan Boynton-Zoom  
   Elise Angellilo-MTH

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Others Present:                    Dane D’Arcangelo –Zoom  
   James Kelleher MTH                Thomas Lappin MTH

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The meeting opened at 7pm

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**Eversource Energy Scenic Road Hearing:** Jane Stephenson opened the scenic road hearing for line maintenance on Kenyon, Daniels and lower River Road. Member Sutherland and Town Administrator Halleran reported on their site visit to the locations earlier in the day. The proposed work involves no tree removal and is quite minimal. Arborist Dane D’Arcangelo explained the goal is to get 3-5 years worth of line clearance from growing limbs and vegetation. There being no one else wishing to speak the request was approved on a unanimous vote.

**Preliminary Discussion School House LLC:** Applicants Thom Lappin and James Kelleher came in to discuss the possibility of a lot shape factor waiver for the school house condo project. The proposed annexation would transfer one acre of land to Poor Thom’s Tavern leaving the former school on 2.7 acres of land with a shape factor of 34. At issue is the long “flag pole” access strip of land from Bean Road owned by the school house property. This land provides good access to the former school from the paved Bean Road. Board members were reluctant to consider waiving the shape factor requirement and encouraged the applicants to look at ways to get the factor below 30. If necessary, because of the frontage and access to Flat Iron Road the offending flag pole could be part of the annexation to the tavern and still serve as access for the condo units. Jim Kelleher noted that phase I of this project is three units in the school house, but a second phase could include a new building with another three units.

Formal hearings on the proposal are scheduled for later this month.

The meeting adjourned at 8:15pm.

Stephen Halleran



1 **Plainfield Planning Board Meeting**  
2 **Monday October 19th 2020**  
3 **Meriden Town Hall/Via Zoom**

4  
5 Members Present: Mike Sutherland-MTH Eric Brann-Zoom  
6 Jeff Allbright-MTH Ryan Boynton-Zoom  
7 Elise Angellilo-MTH  
8

9 Others Present: James Kelleher MTH Thomas Lappin MTH  
10 Patricia Moffitt-Zoom Raylene Lamadeleine MTH  
11 Scott Lamadeleine MTH Bill Taylor Fire Chief  
12 David Lersch –Building Inspector  
13  
14

15 At 6:10pm a brief site visit to #21 Bean Road the site of the former Duckworth Museum  
16 now owned by Thomas Lappin and James Kelleher. A proposal to convert the building  
17 into three condominium units is before the board later this evening. Board members and  
18 the public listened to Thom and Jim explained their plans for the property.  
19

20 7:00pm The Planning Board Meeting opened. Mike Sutherland filled in as Chairman for  
21 Jane Stephenson who was unable to attend.  
22

23 **School House Condo Annexation:** Mike Sutherland opened the hearing which has to do  
24 with the transfer of approximately one acre of land from the School House Condo  
25 property (104-06) to the Poor Thom’s Tavern property (104-05). James Keller explained  
26 that as a result of the October 5<sup>th</sup> preliminary discussion the entire “flag pole” portion of  
27 the School House lot will now be included in the annexation to the tavern property. This  
28 eliminates any trouble with the resulting shape factor for the School House Condo  
29 property. The condominiums will then be granted a right of way over the tavern property  
30 to use the existing driveway access. After annexation the school house property will be  
31 2.48 acres and the tavern property will be 2.7 acres. There being no abutters wishing to  
32 comment a motion was made seconded and voted in the affirmative to find the  
33 application complete. A second motion this one to approve the application was made,  
34 seconded and voted in the affirmative on a unanimous vote.  
35

36 **Site Plan Review School House Condos:** The conversion of the former Duckworth  
37 Museum to a three unit condominium was approved last week by the Zoning Board of  
38 Adjustment. James Kelleher noted that his is the first phase of a possible two phase  
39 project. Very little change is planned for phase I. Three two bedroom units in the  
40 existing building which will be cleaned up and have deferred maintenance addressed.  
41 Three, two car garages are planned along the edge of the existing pavement. Most  
42 mature landscaping and trees will remain. Outside lighting will all be motion sensitive  
43 and full dark sky compliant. Some lighting may be added along the driveway in to the  
44 units, its long and narrow, but again dark sky compliant fixtures will be used. There was  
45 some discussion about the turning radiuses needed to get into the garages and for large  
46 vehicles like UPS, fuel oil and fire trucks to turnaround. The applicant was encouraged to

1 move the garages slightly to the north and west as a means of improving the area  
2 available for turning.

3  
4 Scott Lamadeleine noted his main concern is that any site work to the rear of the property  
5 might result in an increase in grade forcing more runoff water onto his property. Thom  
6 Lappin noted that no changes to the rear of the property are planned and if phase II, a  
7 possible two unit building to the rear, should ever occur than a complete drainage study  
8 would be done to insure that the runoff reached the adjacent brook without adversely  
9 affecting either property. At this time the three unit building will not utilize the Flat Iron  
10 curb cut other than for project construction and maintenance. There are no plans to have  
11 the residents drive around the building and out onto Flat Iron Road.

12  
13 The three unit building will have a sprinkler system installed. Building Inspector David  
14 Lersch noted that he would require full one hour separation between units (top to bottom)  
15 unless a Fire Protection Engineer certifies that the sprinkler system reduces that  
16 requirement of the code.

17  
18 The building will be connected to public water and sewer and the existing old private  
19 septic system taken out of service.

20  
21 Draft condominium governance documents were provided to the Planning Board and will  
22 be recorded with the State of New Hampshire as required by state law.

23  
24 There being no other questions a motion was made and seconded to approve the site plan  
25 review subject to the following:

- 26  
27 A complete set of full sized plans be added to the file.  
28 Code issues be addressed by a NH certified Fire Protection Engineer.  
29 Existing vegetation be maintained whenever possible, but in particular to the rear of the  
30 lot along the Lamadeleine common line.  
31 All outside lighting to be dark sky compliant.

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33 The vote to approve the site plan was done by roll call and was unanimous.

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37 Stephen Halleran

Mike Sutherland

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1 **Plainfield Planning Board Meeting**  
2 **Monday November 2nd 2020**  
3 **Meriden Town Hall/Via Zoom**

4  
5 Members Present: Jane Stephenson, Chair MTH Mike Sutherland-Zoom  
6 Stephen Halleran-Zoom Ryan Boynton-Zoom

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8  
9 Others Present: Heather Green Liberty-Zoom

10  
11 The meeting opened at 7pm

12  
13 **Liberty Scenic Road Hearing:** Jane Stephenson opened the scenic road hearing for line maintenance on  
14 Black Hill, Pierce and River Road. Heather Green, forester for Liberty noted that the PUC required them to  
15 be on every line at least once every five years. Chairperson Stephenson and Town Administrator Halleran  
16 reported on their site visit to the locations earlier in the day. The proposed work involves one tree removal  
17 on Black Hill Rd, none on Pierce and about 21 trees on River Road. Halleran noted that he viewed all trees  
18 planned for removal on River Road and all are either dead or dying and none are particularly tightly group.  
19 In his view, there does not appear to be any significant change to the scenic quality of the road from  
20 removing these scattered trees, there are many others that need work as well. As done in the past, Liberty  
21 agreed to manage the trimming work near the River Road bald eagle nest so that none of the work is done  
22 during the nesting period which can begin as early as February with nest renovations. On Black Hill the  
23 one tree removal was actually bumped to two, but the neighborhood stressed the need to have the  
24 contractor doing the trimming aware of their efforts to get young maples long the road started to replace  
25 some of the and dying mature trees. Heather Green committed to working specifically with the hired  
26 contractor on this issue. Pierce Road is just line trimming and maintenance.

27  
28 There being no other testimony, a motion to approve the work was made seconded and voted in the  
29 affirmative on a unanimous roll call vote.

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32 The meeting adjourned at 7:25pm.

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34  
35 Stephen Halleran  
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