

1 **Plainfield Planning and Zoning Board Joint Workshop**
2 **Meeting Monday February 8th 2021**
3 **Via Zoom**
4

5 **Planning Board**

6 **Members Present:** Jane Stephenson, Chair Elise Angelillo
7 Eric Brann Ryan Boynton
8 Stephen Halleran, Alt

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10 **Zoning Board**

11 **Members Present:** Richard Colburn, Chair Matt Decker
12 Peter Martin Brad Atwater

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14 **Others Present:**

Megan Chapman Jason Olivier
15 Jesse Zabski Suzanne Spencer
16 Terry Donahue Paul Franklin
17 Amy Franklin

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19 The Meeting opened at 7:00 pm.

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21 The purpose of the session was to workshop possible changes to the Zoning Ordinance that would
22 be voted at a subsequent town meeting, 2022 would be the earliest.

23
24 Chairman Stephenson started the session by opening the discussion to members of the public in
25 attendance. The following is a list of the topics that were suggested by all those in attendance for
26 more discussion:

27
28 **Topic Phase:**

29 Changes to the renewable energy section 3.17 & 3.18 to make it easier to install renewable energy
30 systems.

31
32 General Performance Standard, section 4.8, adding definite limits. By example a noise limit
33 during certain times of the day might be appropriate and would send a message to prospective
34 applicants about what might or might not be acceptable.

35
36 Approved Business Project section 3.5 adding more guidance about what are the standards are for
37 comparing the proposed business to the neighborhood it will be located in.

38
39 Approved Cottage Business section 3.4 is the upper limit of seven employees too many and what
40 is a worker?

41
42 Affordable housing in Plainfield, what can the ordinance do to promote more of it?
43

44 **Discussion Phase:**

45 In regard to solar renewable energy, the town currently allows without ZBA review solar panels
46 on roofs and ground arrays 7Kw and smaller in three of the four residential zones. Only in the VR
47 zone, typically small lots, is a ZBA review required for any ground mounted array. There was
48 discussion about what the right metric should be determining the necessary review. Electricity
49 output maybe incorrect, total area of the array might be a better way to differentiate between
50 those who need to go the ZBA and those that do not.

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1 In general there was support from those in attendance for the Plainfield Zoning ordinance and
2 how it handles business uses. As currently configured the ordinance basically allows single
3 family residential uses and agriculture as permit uses. All other uses require a special exception,
4 the Approved Cottage Business and the Approved Business Projects being the two very broad
5 special exception options that are commonly used to allow a landowner to make a pitch to the
6 town that their idea will not adversely impact their neighborhoods. This system gives the
7 applicant maximum flexibility to ask for an approval and provides very little limits on what an
8 abutter might expect to see in the future on their neighborhood. This approach leaves the Zoning
9 Board to work out of the details as to what is appropriate in a particular location.

10
11 There was discussion about whether it might be helpful to add more defining language to both the
12 Cottage Business and Approved Business project options that would provide “guideposts” to
13 applicants as to what would likely be allowed. Existing language in the ordinance indicates that
14 allowed uses by special exception will not be more objectionable than permitted uses. This too is
15 very broad and results in proposed uses being compared to large agricultural operations which are
16 permitted throughout town without regulation. Agriculture is protected by state statute; other uses
17 don’t necessarily receive that same type of protection as it pertains to noise, odor, and hours of
18 operation.

19
20 Zoning Board Chairman Richard Colburn noted that the Zoning Board uses its decision writing
21 approach to contain the size and scale of a proposed use to within limits the board feels are in
22 keeping with the immediate neighborhood. A use in one location in the RR zone might be
23 appropriate, but inappropriate in another even though both are in the same zone. The seven
24 employee limit is a good example, the ZBA rarely if ever allows seven employees for a cottage
25 business. It does, however, convey to abutters the scale and scope of potential uses next to them.

26
27 Affordable housing is extremely difficult to encourage. Real estate values are very high in
28 Plainfield at this time. Board members pointed to the work that has been done with the Accessory
29 Dwelling Unit section (4.3) of the ordinance to show where some gains have been made on this
30 topic.

31
32 Others noted that they feel the town could be more aggressive in its enforcement of land use
33 decisions. Often the enforcement timeline is long and while trying to find solutions abutters are
34 left with objectionable activity not in keeping with the land use decision.

35
36 Town Administrator Halleran will seek some assistance from the town’s regional planning
37 commission to see if some technical assistance is available on these topics.

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39 The workshop adjourned at 9pm.

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42 Stephen Halleran
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PLANNING BOARD
Meeting Monday March 1st 2021
Meriden Town Hall/Via Zoom

Members Present: Jane Stephenson, Chair Zoom Eric Brann, Zoom
Mike Sutherland, Zoom Jeff Allbright, Zoom
Ryan Bonyton

Abutters via Zoom: David Lillie Paul Franklin
Amy Franklin

Applicant Zoom: George Ann Whitney Dana Whitney
Erin Darrow, Engineer

The meeting opened at 7:00 pm.

Landmark Property Site Plan Review #361 Route 12A: Chairwoman Stephenson opened the hearing. Erin Darrow the applicant's engineer reviewed the proposal with the group. This application is for a required site plan to operate Landmark Property Management from the location, but does not include the permanent garage or shop facility which will come later. This proposal does include site improvement to allow for the parking of various trucks and heavy equipment on the site as well as the storage of salt, mulch and supplies in an open aired hoop type soft shell building that is proposed at 48'x70.' Ms. Darrow noted that the property has been surveyed by Cardigan Mt Land Survey, wetlands delineated by Beaver Tracks, LLC and her company Right Angle Engineering has done the civil engineering work. Disturbed earth has been calculated to be less than the 100,000 sq feet that would trigger a state alteration of therein permit. Depending on how you treat the existing driveway the disturbed earth number ranges from 80,000 to 90,000 sq ft.

To begin operating from the site the applicant will need the following state permits:

NH Dot Driveway modification, a paved apron will be required at the Route 12A intersection.

NH Wetlands Bureau permits for a culvert replacement

NH Storm water protections permit.

In addition, the Salt storage area will show compliance with NH best management practices for salt storage.

Three outside lights are proposed; see plans, each to be pole mounted and dark sky compliant. The lights are not to left on all night and will only be used when workers are on site.

Hours of operation to be as outlined the in the Zoning Board approval, 6am to 7pm the exception being nighttime snow events.

Statement of traffic count: No more than 30 trips in and out per day, but most days far fewer. The property is storage yard for equipment and is not active work site. Generally, equipment is picked up in the morning and dropped back off at night.

1 The open field area adjacent to Route 12A will be left to grow up and the banks on both side of
2 the drainage ditch to the rear of the field area will also be allowed to grow in naturally. The
3 owner has mowed this in the past, but that has stopped. The applicants could ask to use the field
4 area for storage of trucks, but have elected to not disturb that area which does contain a use
5 restriction easement from the brown field clean up work done by a previous owner.
6

7 There was much discussion about the work done by the consultants to determine disturbed earth
8 and impacts to wetlands.
9

10 Member Jeff Allbright asked a variety of questions centered on drainage plans and the
11 engineering work done to date. Erin Darrow will provide culvert sizing calculations. She will
12 also look at the width of the driveway to see if widening it is indicated.
13

14 Paul and Amy Franklin repeated their concerns about the process and whether or not this use, if
15 not tightly controlled, would fit into the residential neighborhood. Amy asked the Planning Board
16 to insure that all approval conditions are satisfied and that the applicant is held to operational
17 agreements. Engineer Erin Darrow suggested that the Planning Board required a full set of
18 "As built" plans to document that site work has been done in accordance with the plans presented
19 at the hearing.
20

21 David Lillie expressed concerns about traffic to and from the site as well as air quality concerns
22 from idling trucks.
23

24 All abutters present requested more detailed information about the proposed storage facility.
25 Specifically, height specifications and some elevation drawings so that it can be better understood
26 how it will look from Route 12A. Abutters felt that additional vegetative screening might be
27 necessary. More information about the outside lighting was also requested.
28

29 The hearing was recessed at 8:40pm until 7:00pm March 15th at which time the applicant will
30 provide additional information about the building, lighting and landscaping.
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32 The meeting adjourned at 8:45pm.
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35 Stephen Halleran
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PLANNING BOARD
Meeting Monday March 15th 2021
Meriden Town Hall/Via Zoom

Members Present:	Jane Stephenson, Chair Zoom	Eric Brann, Zoom
	Mike Sutherland, Zoom	Jeff Allbright, Zoom
	Elise Agnellilo	Steve Halleran MTH
Abutters via Zoom:	Paul Franklin	Amy Franklin
	Dick Colburn	Allison Colburn
	Ralph Demasi-MTH	
Applicant Zoom:	George Ann Whitney	Dana Whitney
	Erin Darrow, Engineer	Jay Barrett
	Matthew Marrazzo	Jonathan Siso

The meeting opened at 7:00 pm.

Landmark Property Maintenance: Chairwoman Stephenson opened the hearing to continue the site plan. Engineer Erin Darrow worked the board through her March 11th memorandum addressing the issues raised at the March 1st meeting.

The driveway will be widened to 22' (including shoulders).

There are no plans to add more landscaping, the applicant feels the set back from the road and existing vegetation is adequate. There will be significant work done to improve vegetation on existing slopes.

The three storage containers will be removed by June 1st and the new hooped building will be tied to concrete buttressed walls instead. Architect Jay Barrett outlined the building details noting that at this time the building will be a drive thru structure open on both gables. The floor will either be concrete or asphalt.

Outside lighting will be three lights all dark sky compliant and facing away from Route 12A.

The parking/equipment storage area has been more clearly defined on the plan.

Jeff Allbright questioned several of the engineering assumptions, but generally found the plan to be in very good order and helpful to the board.

Abutters Paul and Amy Franklin both expressed concern that no new screening is proposed. Both asked that the board consider more screening. The applicant felt that the more than 200' set back from Route 12A and existing trees along the drainage way are adequate. The Planning Board asked the applicant to develop a landscape plan for the approximately 200' from where the driveway enters the parking/storage area north.

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2 A motion to approve the site plan with the following conditions was offered, seconded and voted
3 in the affirmative.

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5 For the file:

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7 The necessary NHDOT driveway permit modification.
8 NH DES wetland permit for the culvert replacement.
9 Proof of EPA storm water notification.
10 Receipt of a landscape plan to show the height and spacing of the now required additional
11 landscaping. Trees to be no further apart than 15' and no smaller than 4' high when planted.
12 A final "as built" set of stamped plans will be provided the town.

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15 Conditions of the site plan:

16
17 No development is to occur from Route 12A to the eastern edge of the wetland area along the
18 drainage course that divides the property. Should the state restrictions on this area be lifted or
19 modified, an additional site plan review will be required.

20
21 Outside lighting will not be left on at night except during snow removal operations.

22
23 The three unpermitted storage containers will either receive Zoning Board approval or be
24 removed by June 1st.

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26 The motion was approved on a vote of 5 to 0.

27
28 **Townline Equipment Site Plan Review:** Chairwoman Stephenson opened the hearing.
29 Engineering Erin Darrow and owner Matthew Marrazzo walked the board through the
30 application. Essentially, the plan is to remove the existing pole barn behind the main shop and
31 replace it with a like sized, slightly lower to the ground, conditioned space metal structure that
32 will be used for both storage and assembly of new equipment. The new building will also have
33 some office space on the ground level. Various plan sets were reviewed. The applicant is taking
34 the opportunity to do some additional drainage improvements on the site, both for their benefit
35 and the benefit of neighbors.

36
37 The Planning Board asked for more information about outside lighting in the new structure. The
38 total number of lights on the building will be no more than five and will be dark sky compliant.
39 The lights will not be on all night.

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41 Abutter Ralph Demasi noted that his main concern is that drainage and snow storage on the
42 townline parcel impacts his land and he does not wish to see the volume of water flowing onto his
43 land increase. Engineer Darrow noted that the new building will not shed snow from its roof in
44 the same way as the pole barn, relying instead on a gutter system that will divert the melted snow
45 to the existing retention pond on the site. Mr. Demasi questioned if the building elevation will be
46 raised. Engineer Darrow indicated that per the site survey the new building does not have to be
47 higher than the existing building is now. Some grading of the site will occur but no substantial
48 amount of fill will be hauled onto the site.

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50 Abutters Richard and Allison Colburn indicated Townline has always worked neighbor to
51 neighbor to address their concerns and they have no objection to the proposal.

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There was some discussion about the proposed plantings to the rear of the new building (facing the Demasi property). Six northern thorn berry bushes are planned along the back of the 140' x40' structure.

Mr. Demasi indicated that the drainage and landscaping were his main concerns and the assurances that the engineers have provided will be helpful to him as he monitors the construction and impact, if any, of the new structure. The Planning Board encouraged the Townline team to take a final look at the site to insure that the project does not have adverse drainage impacts on the Demasi property.

There being no other questions a motion to approve the site plan as presented was made seconded and voted in the affirmative on a vote of 4 to 0.

The meeting adjourned at 9:40pm. The Planning Board is scheduled to meet next on April 5th at 7pm.

Stephen Halleran

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PLANNING BOARD
Meeting Monday May 3rd 2021
Meriden Town Hall/Via Zoom

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Members Present: Jane Stephenson, Chair MTH Eric Brann, Zoom
Jeff Allbright, MTH
Elise Agnellilo, Zoom Steve Halleran MTH

Abutters via Zoom: Karen Gallagher

Applicant Zoom: Kevin and Clara McNamara Brad Wilder, Esquire

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The meeting opened at 7:00 pm.

Once the formalities of using Zoom were covered (Governor's Emergency Order #12)
Chairwoman Stephenson opened the hearing:

Kevin and Clara McNamara: Annexation of approximately .5 acres of land to property owned by Shawn and Kimberly Dixon. Attorney Brad Wilder explained to the group that when Kevin and Clara subdivided this property in 2019 the approved survey had an error on it which resulted in the Dixon's being conveyed a small portion of Jim and Karen Gallagher's land. This application is intended to correct that error and to return to the Dixon's an agreed upon amount of land to make up for the error (parcels A and B on the plan). The lot remains materially unchanged and a corrective deed will be recorded that reflects the new more accurate plan.

Karen Gallagher thanked the assembled group for correcting this error so quickly.

A motion was made and voted in the affirmative unanimously to find the application complete. A motion was made, seconded and voted in the affirmative unanimously to accept the lot shape factor of 25.46. Finally, a motion was made, seconded and voted in the affirmative unanimously to approve the annexation, correcting the error discovered with the 2019 application.

The meeting adjourned at 7:45pm.

Stephen Halleran

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PLANNING BOARD
Meeting Monday May 17th 2021
Meriden Town Hall/Via Zoom

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Members Present: Jane Stephenson, Chair Zoom Eric Brann, Zoom
 Jeff Allbright, MTH Ryan Boynton, Zoom
 Elise Angelillo, Zoom Steve Halleran MTH

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Abutters via Zoom: none

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Applicant Zoom: Des Hudson Wayne McCutcheon

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The meeting opened at 7:00pm. The standard Zoom meeting protocol was reviewed and Chairwoman Jane Stephenson opened the public hearing for the Shirley Hudson one lot subdivision (map 217 lot 15). Jane indicated that she would not be voting on this case as she is an abutter. Vice Chairman Mike Sutherland presided over the hearing.

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Survey Wayne McCutcheon explained that a single new lot is proposed which will be 12.89 acres in size fronting on Old County Road. He has labeled this as lot 5 because that number coincides with the four lot major subdivision that Shirley did back in 2012. The shape factor for the proposed lot is 22.5.

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The board reviewed the plan, asking questions about the planned Old County Road access and whether or not a building envelope will be designated. Mr. Hudson indicated that the access will be from Old County Road and that while no building envelope has been identified, it is likely that the house will be built toward the middle of the lot where a perk test was performed.

A motion to approve the plan was made, seconded and voted unanimously on a roll call vote.

Other Business: Halleran indicated that the Planning Board may need to consider an update to the town's building code reference to allow the town to be able to approve tiny houses for use in Plainfield. An updated code version (appendix Q to the 2018 IRC provides guidance for this homes.

The meeting adjourned at 7:45pm.

Stephen Halleran

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PLANNING BOARD
Meeting Monday June 21st 2021
Meriden Town Hall/Via Zoom

Members Present: Jane Stephenson, Chair Zoom Judy Belyea, MTH
Jeff Allbright, MTH Elise Angelillo, MTH
Steve Halleran MTH

Applicant Zoom: Richard and Susan Pullen K. Toms and D Barnet

Others: David Lersch Building Inspector

The meeting was called to order at 7pm.

15 **Pullen to Barnet Annexation:** After the hearing was opened, Survey Chris Rollins explained the
16 plan which is to transfer by annexation 6.14 acres from tax map 245-19 (Pullen) to tax map 245-
17 18.2 (Barnet). Lot 19 is reduced to 5.40 acres with a shape factor of 19.65 and lot 18.2 is
18 increased to 18.46 acres in size. Both lots have a single family home on them now. There are no
19 restrictions on the annexed land with regard to future subdivision. The Planning Board found the
20 application to be complete and approved it as presented on two unanimous votes without further
21 discussion. No abutters were present to comment and the annexation was viewed as very straight
22 forward and conforming to all local land use regulations.

23
24 **Tiny House Discussion:** Building Inspector David Lersch met with the Planning Board to
25 discuss how the town is handling tiny houses. Specifically, those units that are under 400 sq feet
26 and are built elsewhere and rolled into town. Unlike with manufactured homes, tiny houses
27 typically have no third party factory inspections for local inspector's to review. This being the
28 case at this time NH municipalities are hesitant to allow prefabricated tiny houses.

29
30 The town's current building code International Building Code (ORC) has a new appendix "Q"
31 that if adopted provides some relief from standard code requirements for tiny houses. In
32 Plainfield, the Planning Board was granted the authority (March 1998) to adopted code updates.
33 The Planning Board expressed support for alternatives to traditional housing; Halleran will
34 review the material with town attorney Barry Schuster and report back to the board.

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36 The meeting adjourned at 8:40pm. The Board's next meeting will be July 19th.

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41 Jane Stephenson, Chair

Stephen Halleran

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PLANNING BOARD
Meeting Monday July 19th 2021
Meriden Town Hall/Via Zoom

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Members Present:	Jane Stephenson, Elise Angelillo	Mike Sutherland Steve Halleran, alt
Applicant:	Liz and Don Garfield	
Others:	Chris Rollins, Land surveyor Robert Marrazzo	

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The meeting was called to order at 7pm.

Garfield Trust Subdivision: The hearing for the Garfield Trust was opened. The applicant is proposing to place the existing smokehouse on a new 1.32 acre lot that will be entirely in the VR zone, served by public water. The existing Garfield house will now be located on a 11.30 acre lot located in both the VR and RCII zones. The new lot has a shape factor of 19 and a coverage area of about 26%. The existing lot will now have a shape factor of 22. The new lot will be accessed using the existing curb cut for the smokehouse.

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The Planning Board reviewed the required information for a complete application. A motion to find the application complete was made seconded and voted in the affirmative. A motion to approve the subdivision was made seconded and voted in the affirmative.

Marrazzo Four Lot Subdivision preliminary discussion: Surveyor Rollins reviewed a possible four lot division along Croydon Turnpike. Chris was advised that wetland mapping for the area west of Great Brook would be required and certificates of suitability for future driveways for each lot would be needed from the town's road agent. Owner Robert Marrazzo made it clear that his intentions are that these lots will be owned by Marrazzo family members for many years to come. He and his wife Carol are simply doing this project as part of their own estate planning. Chris Rollins will work on completing the project in the coming months and will include the guidance received here tonight into the final proposal.

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The meeting adjourned at 7:45pm.

Stephen Halleran

Jane Stephenson

1 **PLAINFIELD PLANNING BOARD**
2 **Meeting Monday August 23rd 2021**
3 **Meriden Town Hall/Via Zoom**

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5 Members Present: Jane Stephenson-Zoom Mike Sutherland
6 Elise Angelillo Steve Halleran, alt
7 Eric Brann Ryan Boynton-Zoom
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9 Applicant: Library Building Committee
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11 Others: Shannon Decker-Zoom
12 Patricia McNamara
13 Brad Atwater
14 Jen Lenz
15 Terry Crane
16 Bonnie Swift
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18
19 The meeting was called to order at 6:30pm at #22 Bean Road.
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21 In addition to those listed above the following attended the site visit. Library Trustees Jeanne
22 Woodward Poor, Rosemary Mills, and Judy Ptak. Library Director Mary King. Thomas and Amy
23 Lappin.
24

25 At Acting Chairman Mike Sutherland's request Brad Atwater took the group through the plans to
26 remove the Meriden Library and replace it with a new Geo Barn structure. The new building will
27 be located to the south of the existing library, very close to the common line with Patricia
28 McNamara. On inquiry, Ms. McNamara expressed enthusiastic support for the project and did not
29 object to the proposed location, near her garage. All that she asked was that some shrubs be
30 placed along the common line to delineate her property.
31

32 Locations of proposed walkways, parking and green spaces were all discussed.
33

34 At the end of the site visit the group walked across the street so that Thom and Amy Lappin could
35 explain their plans for possible picking up the existing Meriden Library building and moving it
36 across the street behind the restaurant for use as a single B&B rental, see ZBA case 21-02.
37

38 7pm The group moved to the Plainfield Town Offices for the public hearing.
39

40 Mike Sutherland opened the public hearing the following were key discussion points.
41

42 A landscape and lighting plan will need to reviewed by the Planning Board prior to occupancy of
43 the new library. The lighting plan will have to demonstrate compliance with the town's dark sky
44 compliant requirements.
45

46 Selectman Eric Brann suggested that a second handicap placard space be added to the plan.
47 Others agreed.
48

49 While not shown on the plan a bike rack will be part of the finished library.
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1 The main focus of the site plan was on parking. The town's zoning ordinance does not list a
2 specific requirement for library parking. However, a read of the parking regulations can quickly
3 lead to a total number of spaces needed of between 14-20 depending on how the meeting room
4 calculation is done. The committee is showing 8 graveled spaces and another 6 spaces on what
5 would be a grassed surface that is delineated for parking. If necessary, depending on library use,
6 those spaces could be graveled as needed. The building committee would like to keep as much
7 grass on the lot as possible. After some discussion the planning board accepted this logic. It was
8 noted that other more intensive businesses have used grassed areas for parking (Smith Auction
9 Gallery) for years without issue.

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11 A motion to approve the site plan, subject to the receipt of a landscaping and lighting plan prior to
12 occupancy, was made seconded and voted in the affirmative.

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14 The meeting adjourned at 8:20pm. The Board's next meeting will likely be 9/27/21.

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18 Stephen Halleran

Mike Sutherland

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3 **PLAINFIELD PLANNING BOARD**
4 **Meeting Monday September 27th 2021**
5 **Meriden Town Hall/Via Zoom**

6 Members Present: Jane Stephenson Mike Sutherland
7 Elise Angelillo Eric Brann-Zoom
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9 Others: Robert Marrasso Carol Marrasso
10 Thom Lappin Amy Lappin
11 Chris Rollins Hunter Ulf
12 Shannon Decker-Zoom
13 Jen Lenz Jeanne Woodward Poor
14 Rosemary Mills Elizabeth McNamara
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17 The meeting opened at 7:00pm
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19 **Mac's Maple:** Liz McNamara, at the Planning Board's request, met with the board to discuss
20 some changes they have made to the traffic flow at the maple product store. A new driveway
21 entrance has been added and additional directional signs put up. Several members suggested
22 additional improvements, such as more signage and designated handicapped parking. Chairwoman
23 Stephenson asked that Elizabeth provide an updated map showing the changes. The map on file
24 refers to only 7 parking spot and has a different driveway configuration. Liz Agreed.
25

26 **KUA:** Hunter Ulf shared a preliminary plan for establishing parking for the athletic fields on
27 Route 120. Included in this version is moving the "Kimball Barn" down from Main Street and
28 using it for changing rooms for teams and as function/reception space for KUA. Hunter hopes to
29 be back in front of the board with a formal site plan in late October.
30

31 **Marrasso Subdivision:** Surveyor Chris Rollins reviewed the plan; see the July 19th minutes for
32 some background. The project involves dividing the 44 acre parcel into four lots from 5 acres to
33 15 acres in size. Wetlands have been delineated and possible house lots shown on each parcel.
34 The plan also includes a .16 annexation to land of Matthew and Emily Marrasso. Robert
35 Marrasso stressed that there are no plans to develop any of these lots right now; this is part of his
36 estate planning. The Planning Board acknowledged this, noting that they must assume each lot
37 could be sold immediately. No abutters in attendance wished to speak. The application was found
38 to be complete and a motion to grant the waivers requested was made, seconded and voted in the
39 affirmative. A motion to approve the subdivision followed was seconded and voted in the
40 affirmative.
41

42 **Thom and Amy Lappin Siteplan:** The Lappins presented to the Planning Board the first of a
43 two phased plan to establish a B&B (one suite, no kitchen facilities) and small event center on the
44 now expanded tavern lot. Tonight's application is focused entirely on the location of the B&B
45 unit. The use was approved by the ZBA in August. Planning Board members questioned some of
46 the details of the map, asking for additional information about water/sewer hook ups, parking lot
47 size and distance to lot lines. The Board did not object to the proposed location of the B&B or
48 the access through the parking lot of the restaurant, but did ask that a more detailed map be
49 provided.
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1 A motion to approve the site plan, subject to a new map for the file was made seconded and voted
2 in the affirmative.

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4 **David Scott Property Route 12A:** Surveyor Chris Rollins presented a boundary line adjustment
5 plan for the David Scott property. The plan corrects an error he made 12 years ago, when he did
6 not realize that a previous owner of the Scott property had conveyed a small portion of the land
7 for the 1950's Route 12A widening project.. Chairwoman Stephenson signed the plan which will
8 be recorded and facilitate the sale of the Scott property.

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10 The meeting adjourned at 9pm

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13 Stephen Halleran

Jane Stephenson, Chair

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1 **PLAINFIELD PLANNING BOARD**
2 **Meeting Monday October 18th 2021**
3 **Meriden Town Hall/Via Zoom**

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5 Members Present: Jane Stephenson Mike Sutherland
6 Elise Angelillo Eric Brann
7 Ryan Boynton

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9 Others: Jen Lenz, Heather Green

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11 The meeting opened at 7:00pm
12 The September 27th minutes were approved as amended.

13
14 William Walker, using the public comment period, asked the Planning Board about the approvals
15 for the Mak's gravel pit near his home. The pit has been unusually busy this year. Zoning
16 Administrator Halleran noted that he has been in contact with Kevin about the increase trucking
17 activity. A project in Cornish, that is nearly complete for this year, has led to a lot of fill being
18 moved from the pit.

19
20 Mr. Walker encouraged the board to promote low impact business for Plainfield, a mostly
21 residential community.

22
23 **Liberty Utility Scenic Road Hearing:** A request to do line trimming on the following Plainfield
24 designated scenic roads: Chellis Rd 1984, Colby Hill 1972, Grantham Mt. 1977, Harriman-1978,
25 and Whitaker-1977 Roads. Heather Green Arborist for Liberty explained the proposed work
26 which is intended to achieve four years tree limb growth separation between tree limbs and power
27 lines. Halleran drove the roads with Liberty earlier today, stopping at all full tree removals. In his
28 judgment, none of the removals are controversial. All private landowners are contacted by
29 Liberty before the work starts. There was no public in attendance wishing to speak. The Planning
30 Board approved the work has presented with their customary conditions about debris clean up and
31 landowner permission.

32
33 **Zoning Changes:** The Planning Board spent the rest of the meeting discussion how best to
34 provide the ZBA guidance, through the zoning ordinance, on keeping Approved Cottage
35 Businesses at a scale compatible with residential uses. Lowering the number of employees from
36 7 to 4 was discussed. Board members seemed to prefer a methodology tied more to impact rather
37 than an arbitrary number.

38
39 Adjusting the solar ordinance to focus more on square feet of panels rather than energy output
40 was also discussed. It's the size of the ground mounted panels that should trigger a town review
41 not the amount of power that is produced.

42
43 Concerning tiny houses, there was not immediate support for calling them RVs and adjusting the
44 zoning ordinance to allow RV's to be lived in year round. If considered RVs the building code
45 issues with tiny houses goes away, however, it means that campers could be used as housing.

46
47 The meeting adjourned at 8:30pm

48
49 Stephen Halleran

Jane Stephenson PB Chair.

50

1 **PLAINFIELD PLANNING BOARD**
2 **Meeting Monday November 1st 2021**
3 **Meriden Town Hall/Via Zoom**

4
5 Members Present: Jane Stephenson Mike Sutherland
6 Elise Angelillo Stephen Halleran
7
8 Others: William Walker Patricia Lee
9 Ralph Demasi John Demasi
10 Peter Martin Suzanne Spencer
11

12 The meeting opened at 7:00pm
13

14 The October 18th minutes were approved as amended.
15
16

17 The Planning Board spent this session working on possible zoning changes for the 2022 town
18 meeting. See 10/18 minutes for background. Chairwoman Jane Stephenson asked those in
19 attendance if they had specific comments. The board explained how business permitting currently
20 works in Plainfield and that the proposed changes are intended to provide the ZBA with a set of
21 refined standards by which proposal will be judged. Rather than using other permitted uses in the
22 zone as the standard, the new changes specifically call out compatibility with residential uses as
23 the main criteria. Peter Martin cautioned the board that the regulations need to be clear that a
24 business must be compatible but its impacts to the neighborhood may be greater than a residence.
25 If the impacts must be no greater than a residence (draft 2), must business proposed in town
26 would not be allowed. The Planning Board agreed.
27

28 Board members and most of those in attendance felt that some maximum number of employees
29 for an Approved Cottage Business should be included in the language. Right now 7 is the max, 4
30 has been proposed. There has also been discussion about no limit on employees rather the use is
31 judged on its overall impact to the neighborhood. Still, having some maximum number of
32 employees was preferred.
33

34 In regard to the solar ordinance, the proposed change is to move away from electric output to an
35 overall size of the array as the determining factor on when a land use board review is required.
36 Right now any array over 7 kW requires review. Changing the standard to an array size of 600sq
37 ft or more has been suggested and most recently amended down to 400sq ft. This issue remains
38 up for discussion as well as the overall height of any ground mounted array.
39

40 Based on this discussion, Town Administrator Halleran will rework draft #2.
41

42 The Planning Board also held a conceptual discussion about whether the town should be moving
43 to some zoning review of large scale animal husbandry in Plainfield. Agriculture is a permitted
44 use in all zones, so right now a large cattle, hog, or poultry farm could come to any property
45 anywhere in town and would not need a land use review. Steve Halleran will speak with former

1 NH Agriculture Commissioner Steve Taylor and perhaps have him attend a future meeting. No
2 changes on this topic are planned for 2022.

3

4 The meeting adjourned at 9:00pm. The Board will meet next in two weeks.

5

6

7

8

9 Jane Stephenson PB Chair.

Stephen Halleran

10

11

12

13

1 **PLAINFIELD PLANNING BOARD**
2 **Meeting Monday November 15th 2021**
3 **Meriden Town Hall/Via Zoom**

4
5 Members Present: Jane Stephenson Mike Sutherland-Z
6 Elise Angelillo Stephen Halleran
7 Eric Brann Ryan Boynton-Z
8
9 Others: William Walker Patricia Lee-Z
10 Hunter Ulf Leah Hart-Z
11 Clayton Platt-Z
12

13 Z-denotes Zoom

14
15 The meeting opened at 7:00pm

16
17 The November 1st minutes were approved as amended.
18

19 **Public Comment:** Travis and Avery Marsh meet with the Planning Board to see if it is possible
20 to do a subdivision that has three lots served by one common driveway. In this case, the land they
21 are looking at has plenty of road frontage, but to minimize the impact on wetlands the couple
22 would prefer to use a common drive. The Planning Board acknowledged that at time when either
23 public good or environmental protection warranted the waiver allowing more than two homes on
24 a single drive has been done.
25

26 **Yeaton Annexation to the Society for the Protection of New Hampshire Forests:**

27 Chairwoman Stephenson opened the hearing by reading the posted notice. Paul Yeaton is
28 proposing to transfer 164 acres from tax map 262-2 accessed from Jordan Road to tax map 272-2
29 owned by the SPNHF. The application was found to be complete and approved as presented on a
30 unanimous vote. Member Elise Angelillo recused herself as she and her family are abutters. The
31 land in question is being added to the Yatsevitch Forest conservation land.
32

33 **KUA Site Plan “Kimball Barn Relocation to NH Rte 120”:** Chairwoman Stephenson opened
34 the hearing by reading the posted notice. Hunter Ulf KUA COO explained the application which
35 includes moving the barn from Main Street to the former Penniman house property on Route 120
36 and developing a 24 vehicle parking lot to support the adjacent athletic fields. The barn will be
37 used for visiting team changing rooms and to provide a function space for KUA. The barn will
38 also serve as a place to celebrate KUA’s history in Meriden. As discussed in the past the Planning
39 Board strongly supports the development of parking for the athletic field and for the preservation
40 of the Kimball Barn, often referred to as the oldest structure in Meriden. The Planning Board did
41 have some concerns about the single access point for the proposed parking lot. Preliminary plans
42 showed two access points allowing a bus to enter and to leave the lot without having to back up
43 or turn around in the lot. Board members asked KUA to revisit the following issues with their
44 design team and local public safety officials:
45

46 Number of access points.
47 Winter maintenance plans.
48 Parking lot light usage.
49

1 There being no direct abutters wishing to comment, the site plan was continued until December
2 20th 2021. As all of these issues relate to the parking lot, the Planning Board had no objection to
3 the school starting the process of moving the barn to the new location.

4

5

6 The meeting was adjourned at 8:30pm. The Board will meet next on December 6th to continue its
7 work on possible changes to the town's zoning ordinance.

8

9

10

11 Jane Stephenson PB Chair.

Stephen Halleran

1 draft

2 **PLAINFIELD PLANNING BOARD**
3 **Meeting Monday December 20th 2021**
4 **Meriden Town Hall/Via Zoom**

5
6 Members Present: Jane Stephenson Mike Sutherland
7 Elise Angelillo Stephen Halleran
8 Eric Brann-Z Ryan Boynton-Z
9
10 Others: Amy Franklin -Z Megan Creighton-Z
11 William Health

12 Z-denotes Zoom

13
14 The meeting opened at 7:00pm

15 The November 15th minutes were approved as amended.

16
17 **UPPERVALLEY PORTABLES SITE PLAN REVIEW:** Jane Stephenson opened the hearing
18 on ZBA case 2021-04 John Tomlinson Upper Valley Portables: The ZBA approved the case last
19 week, which is essentially a request by John to relocate his existing business from his home on
20 Ladieu Hill to #361 Route 12A a property he purchased early this year. Owner John Tomlinson
21 explained that he and his wife have purchased the 20 acre parcel (218-11) and at this time are
22 proposing to move the UV Portables Business from their Ladieu Rd home to this land. Further
23 business development will likely follow, but is unknown at this time. Specifically, now John
24 would like permission to operator from and store up to 150 portable toilets, hand washing
25 stations, portable fencing and three trucks and trailers at this location with up to four employees.
26 Currently he has one truck and a trailer, about 100 toilets and a few hand washing stations. He is
27 considering getting into fence rentals as well. He has one employee. The storage yard will be
28 some 400' from the road and will be screened using a combination of the portable fencing and
29 vegetation. No buildings are part of this application and lighting will be solar, motion activated.
30 Proposed hours of operation are daily 4am to 10pm. John stressed that most of the year the toilets
31 are not on site and that most of the cleaning occurs off site. There is occasionally some washing
32 of the units done at the yard, but always using biodegradable soap, bleach and water. He has
33 operated UV Portables for two years from his home on Ladieu Road with no complaints and
34 expects to be able to do the same here at this new location.

35
36 The Planning Board focused on two issues from the ZBA hearing, the proposed use of temporary
37 fencing for screening and drainage from the site. John explained that there is much more work to
38 be done on the property and their business plans for the property are not entirely known at this
39 time. He is proposing the temporary fencing as a way to screen that can be modified over time.
40 Engineer Erin Darrow showed plans for the property that include the proposed fencing. Remedial
41 site improvements similar to those approved for the previous owner, but not done, are planned for
42 this spring to stabilize slopes and improve sheet drainage from the sight. In addition, one culvert
43 will be replaced with a properly sized one and a 135' filtration area at the outlet end of the pipe
44 will be maintained to treat storm water before it enters the small wetland between the site and
45 Route 12A. She feels this work will improve the water quality leaving the site. The Planning
46 Board accepted the temporary fencing and the planned drainage improvements, but agreed that
47 they would visit the site next September to view the improvements. John hopes to have a better
48 idea of how the plan to fully use the property by that time. The Planning Board determined that
49 the four planned lights must be motion sensitive and dark sky compliant.

50

1 Neighbor Megan Crieghton expressed strong support of the project, noting that as the closest
2 residential abutter she has no concerns about the use.

3
4 Amy and Paul Franklin both expressed concerns that the temporary screening is not in keeping
5 with the “Maxfield Parrish” highway designation for Route 12A. They also continued to express
6 disappointment in the town land use rules and enforcement procedures that allow commercial
7 type business near their property. They are not pleased that a previous owner did a timber harvest
8 and earth work on the site without first having received all town approvals. The both
9 acknowledged that Tomlinson’s have a proven track record in town and seem to be willing to
10 improve the site.

11
12 John noted that if approval is granted the plans are to in the next month make modest
13 improvements to the driveway, gravel the storage yard area to cut down on spring mud. Once the
14 winter has concluded remediation work on the open slopes will begin.

15
16 A motion to approve the site plan review was made, seconded and voted in the affirmative. The
17 Planning Board will visit the site on September 20th of 2022 to see who the project has developed
18 and to see if any additional measures are necessary.

19
20 **Franklin Building Permit Town Farm Road A Class VI Highway:** Chair Stephenson opened
21 the discussion by saying that as directed by town counsel the Selectboard has forwarded a
22 building permit application by Paul and Nancy Franklin for a new house to be accessed via Farm
23 Road a class VI highway(tax map 253 lot 5) to the Planning Board for comment. See RSA
24 674:41. The Selectboard, not the Planning Board will make a decision on the application. The
25 decision is then appealable to the Zoning Board and Superior Court. Plainfield has, since 1987,
26 had a local Selectboard adopted ordinance that prohibits issuing building permits on class VI
27 roads. This is the first request for a new house, where the applicant has not gone the route of
28 upgrading the class VI road to a class V status. In this case the applicant, as allowed by RSA
29 674, is asking for a “reasonable exception” based largely on the cost of the road upgrade and or
30 the cost to use the road frontage the property does have down on Stage Road.

31
32 The Planning Board discussed the master plan which calls out the preservation of the class VI
33 roads for public use and trail access. They also discussed the existing ordinance which the
34 Planning Board feels has been useful in preventing scattered and premature development on
35 remote properties. The Planning Board felt that the ordinance continues to this day to have value
36 to the town and should not be abolished. The Board was open to the possibility of amending the
37 ordinance for certain well defined situations. Planning Board members asked Paul and Nancy
38 Franklin to explain what is different about their land that would warrant an exception. Paul noted
39 the extraordinary cost of a road upgrade and the lack of sufficient road width in the area of the
40 Waters and Health residences. He also noted that in the particular case, the lot has both
41 maintained road frontage on another road (Stage Rd). Halleran noted that, in his opinion, what
42 makes the town farm lot unique is a conservation easement that permits public access and use of
43 the property. The Planning Board remained hesitant about issuing exceptions to such a long
44 standing ordinance. In the particular case the property can be developed in the same manner as
45 others, by upgrading the class VI road or using the existing road frontage on Stage Road.
46 Chairwoman Stephenson will attempt to draft some comments from the Planning Board. She will
47 review these comments with town counsel and board members before anything is forwarded to
48 the Selectboard.

1 Halleran reported that former Commissioner of Agriculture Stephen Taylor is available in
2 January to meet with the Planning Board to discuss regulating large scale agriculture in small
3 towns. The Planning Board has been asked to consider, for the future, placing limits on very
4 large agricultural operations.

5
6 The Planning Board will also decide in January whether they are going to move forward, in 2022,
7 with any changes to the Cottage Business or Business Project sections of the ordinance.

8
9 KUA will be back before the board in January for February to continue their Route 120 parking
10 lot site plan review. The project continues to be fine tuned with engineering and NH DOT input.

11
12 The meeting adjourned at 9:20pm

13
14

15 Jane Stephenson PB Chair.

Stephen Halleran