

## PLANNING BOARD

During the year the planning board approved the following applications:

**Subdivision:**

Gribble 2 new lots Methodist Hill Road  
Longacre 4 new lots Westgate/Hayward Rd

**Annexations:**

Gribble to Red Barn Trust Minor land swap w/Red Barn Trust Methodist Hill  
Bartles to Bartles 30 acre land swap between lots.  
Chellis Estate to Marsh 13 acres Chellis Road

**Site Plan Reviews:**

Independent Wireless One 10' Communication Tower Extension #95 Beauty Hill Rd  
Thomas Lappin Taveran/Multi-family building #7 Bean Rd  
Pau Yates Retail sporting goods store #1100 Route 12A

In addition to these cases the Planning Board completed its work on the town's Master Plan update. The new plan is entirely web based and is available at [www.plainfieldnh.org](http://www.plainfieldnh.org)

The Planning Board also adopted a new lot shape rule. The old 4 to 1 (lot width to depth ratio) has been replaced with a shape factor that compares a lot's perimeter dimensions to its area. It is hoped that the new rule is easier to interpret than the 4 to 1.

The Planning Board has been working on several zoning initiatives for 2014 that are intended to provide property owners with enhanced opportunities to add additional dwelling units to their property if desired.

**Plainfield Property Owners:**

A recent change to RSA 674:39 allows property owners with previously merged nonconforming lots to apply to unmerge the parcels. The application must be made prior to December 31<sup>st</sup> 2016 and is made to the town's Governing Body. Contact the town office for more information.

Submitted,

Jane Stephenson,, Chair Planning Board