

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

18
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 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 for determining the necessary review.

49 Electricity output may be incorrect, total area of the array might be a better way to differentiate
50 between those who need to go the ZBA and those that do not.
51

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 permitted 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 the details as to what is appropriate in a particular location.

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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 has rarely if ever had a request for seven employees
25 for a cottage business. It does, however, convey to abutters the scale and scope of potential uses
26 next to them.

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

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

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

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40 The workshop adjourned at 9pm.

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43 Stephen Halleran
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Plainfield Zoning Board
Meeting Monday June 14th 2021
In person and via Zoom

Zoning Board

Members Present: Richard Colburn, Chair Matt Decker
 Peter Martin-Zoom Brad Atwater

Others Present: David Lutz Revision Energy

The Meeting opened at 7:00 pm.

Case 21-01 Paduda Solar Trackers: Chairman Colburn opened the hearing for case 2021-01 a request for special exception #24 “Approved Solar Energy System” by Joseph Paduda to install two solar tracker units at his #29 Barker Road residence, which sits on 3.8 acres and is located in the Village Residential Zone.

Applicant representative David Lutz took the assembled group through the proposal. The solar tracker units are the standard residential sized units and will be located in the middle of an existing small field. All wiring will be underground to the small barn. Mr. Lutz believes that the units will not be visible from either Croydon Turnpike or Barker Road. Both roads are lined with trees. Board members reviewed the application material showing the installations plans for both units. The application was found to be complete and the case moved forward. The public hearing was opened and closed, no abutters or public present. A motion to approve the application was offered by Brad Atwater seconded by Peter Martin. The large lot (by VR standards), existing screening, and lack of abutter concerns were all discussed. The motion was approved 3-0. Member Matt Decker, who arrived late from another public service commitment, abstained.

This being the first meeting since February 8th, the minutes where approved as amended. The meeting was adjourned at 8:00pm

Richard Colburn, Chair

Stephen Halleran

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Plainfield Zoning Board
Meeting Monday July 12th 2021
Meriden Town Hall

Zoning Board

Members Present: Richard Colburn, Chair Matt Decker
 Peter Martin Brad Atwater
 Ted Moynihan Scott Macleay

Others Present: Vern and Holly Braswell (Zoom)
 Jeanne Woodward Poor, Library Trustee

The meeting was called to order at 7pm by Chairman Colburn.

The June 14th minutes were approved as amended. Chairman Colburn opened the hearing on case 2021-02 by reading the posted notice.

Case 2021-02 A request by **Thomas and Amy Lappin** for Special Exception #35 Approved business project or any other applicable section of the zoning ordinance to allow for the existing restaurant use to be expanded to include small catered events and one lodging unit. The property located at #19 Bean Road (tax map 104-lot 5) is 2.25 acres in size and is zoned Village Residential. The parcel is served by public water and sewer. For an Approved Business Project a variance on the requirement of state road access is also requested. The property has frontage on Route 120, but access is from Bean Road a town maintained highway.

Member Atwater noted that he would not be sitting on this case. Brad is the town's facility manager and is working closely with the Meriden Library Building Committee.

Applicants Thom and Amy Lappin noted that while they are exploring moving the Meriden Library to the restaurant property, their intentions are to move forward with the proposed use changes whether or not the old library building is part of the project. Their vision is to have the property mainly be a restaurant, but to have the flexibility to offer catered events a few times per year (to be constructed 30'x30' barn) and to have a single unit of lodging. The lodging will not include a kitchen. Rentals to any one person(s) will not be more than thirty days. Like a hotel, overnight and weekends are the most likely time frame. To accommodate these two new uses (event barn and lodging) the Lappins have recently added a little over one acre of land to the restaurant lot (104-05) bringing its total size up to 2.28 acres. A lot coverage discussion ensued and as a result the Zoning Board determined that they did not have sufficient information to review the special exception portion of the application. A more detailed map showing lot coverage is required. Impervious development on the lot is limited to 40% of the lot size.

The Zoning Board turned its attention to the needed variance. The property has frontage on Route 120, a state maintained highway, but does not have practical access to Route 120. The Bean road access is in on a paved road about 275' from Route 120 and passes two small apartment buildings, a grange, a TDS phone building and the library. Board members conceded that the headwaters of True's brook that run between NH Route 120 and the Lappin project make direct access to Route 120 difficult.

Chairman Colburn opened the hearing to public comment. There was none. More board discussion continued. The Board spent some time reviewing variance criteria. Member

1 Moynihan moved to approve the request for a variance from the Approved Business Project
2 requirement of direct access to a stage highway finding that the need to cross a brook to access
3 Route 120 constituted an unreasonable hardship for a property that would otherwise qualify for an
4 Approved Business Project. The motion was seconded. Board members discussed the other
5 criteria for granting a variance, along with the information in the application. The motion to
6 approve the variance was granted on a vote of 4 to 0 with Chairman Colburn abstaining.
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8 The hearing was recessed until Monday July 26th at 7pm Meriden Town Hall when the Special
9 Exception will be taken up.

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11 The meeting adjourned at 8:15pm.

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14 Richard Colburn, Chair

Stephen Halleran

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3 **Plainfield Zoning Board**
4 **Meeting Monday July 26th 2021**
5 **Meriden Town Hall**

6 Zoning Board

7 Members Present: Richard Colburn, Chair Matt Decker
8 Peter Martin-Zoom Scott Macleay

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10 Others Present: Jennifer Lenz, Library Trustee

11
12 The meeting was called to order at 7pm by Chairman Colburn.
13 The minutes of the July 12th meeting were approved as amended.

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15 **Continuation of case 21-02 Thom and Amy Lappin Approved Business Project #19 Bean**
16 **Road:** The applicant seeks to add an event barn and small B&B component to their existing
17 restaurant use (map 104-lot5). To accomplish this, an Approved Business project special
18 exception has been requested. Chairman Colburn reminded the board that the needed variance
19 was granted at the July 12th session. The continuation is for the special exception portion. At the
20 last meeting the board had requested additional lot coverage information. Applicant Thom
21 Lappin went over his submitted materials. Accounting for all buildings, parking spaces, existing
22 and proposed, and drives the lot which is 98,639 sq ft has 23,318sq ft in impermeable surfaces.
23 This equates to 24%, a maximum of 40% is allowed. Thom is planning to add 22 new parking
24 spaces. It was noted that the Planning Board during site plan review may want a larger number of
25 spaces, but the lot was sufficiently large enough to accommodate more parking if deemed
26 necessary.

27
28 The Board discussed the application as it reviewed the criteria for the Approved Business Project
29 Special Exception. The following findings were made:

- 30
31 1)The lot at 2.28 acres is large for the VR zone.
32 2)The parcel is served by both public water and sewer.
33 3)There are no single family homes that directly abut the subject property.
34 4)Bean Road, the project access is a flat paved road.

35
36 A motion to approve the Business Project subject to the following conditions was made and
37 seconded.

38
39 Conditions:

- 40 1) The B&B building will only contain a single suit, with no kitchen and will be no larger than
41 1,600 square feet.
42
43 2) B&B rentals will be limited to thirty (30) days or less for any one rental.
44
45 3) The function hall (barn) will be no larger than 900 sq ft (30'x30').
46
47 4) Function hall occupancy is 75 or fewer attendees
48
49 5) No outside amplified music.
50 6) Events will end no later than 9:00pm.

1 7) Successful completion of the site plan review process with the Planning Board.

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3 The motion to approve the application was voted in the affirmative on a vote of 3 to 0 with
4 Chairman Colburn abstaining.

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6 The meeting was adjourned at 8:00pm.

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11 Richard Colburn Chair

Stephen Halleran

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1 draft
2 **Plainfield Zoning Board**
3 **Meeting Monday December 13th 2021**
4 **Meriden Town Hall**
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6 Zoning Board

7 Members Present: Richard Colburn, Chair Matt Decker
8 Peter Martin-Zoom Brad Atwater
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11 Others Present: Chris Jewell Amanda Jewell
12 John Tomlinson Erin Darrow
13

14 Zoom: David Lillie, Paul Franklin, Amy Franklin, Troy Hall, Drew Marrazzo, Dan Henry, Megan
15 Creighton.
16

17 The meeting was called to order at 7pm by Chairman Colburn.
18 The minutes of the July 26th meeting were approved as amended.
19

20 **Case 21-03 Amanda and Chris Jewell Approved Business Project:** Chairman Colburn opened
21 the case which is a request to move Jewell Specialized, a trucking company, from White River to
22 property located at #1467 Route 12A. Chris and Amanda Jewell explained that the request is to
23 operate a maximum of 12 trucks and trailers from this site. The business has six tractor trailer
24 trucks now. The existing structures on the lot will be removed and replaced with a 84' x40' shop
25 building where there will be company offices and a mechanic working. Most of the trucks are out
26 on the road or go home with the driver so not all would be on site. Proposed hours of operation
27 are Monday thru Friday 7am to 5pm. Occasionally a truck might, dues to the need for repairs,
28 come in outside those hours but that would not be the norm. The applicant has applied to the
29 NHDOT for a second curb cut. The lot is zoned VR and is 7.88 acres in size, there are about 2
30 acres of usable area adjacent to Route 12A. Engineer Erin Darrow explained that from her
31 preliminary work there is ample room to site the building, the parking lot and a well and septic on
32 the flat level ground. The Jewell's stressed that they plan to leave the existing natural buffer along
33 the lot lines.
34

35 The Zoning Board determined it had an adequate application to move forward. The public
36 hearing was opened. Drew Marrazzo owner of Townline Equipment spoke in favor of the
37 application. John Tomlinson owner of Upper Valley Portables also spoke in favor. A letter from
38 Marie Mason and David Gurney was in strong support of the project. They are the closest
39 residential abutter to the proposed use.
40

41 The public hearing was closed and the ZBA reviewed the criteria for granting an Approved
42 Business Project Special Exception. The board found the use to meet the necessary criteria. A
43 motion to approve the use was made and seconded with the following conditions:
44

- 45 1. State approval of the second curb cut.
- 46 2. Lights to be dark sky compliant and motion sensitive.
- 47 3. No prolonged idling of trucks
- 48 4. Maintenance of the existing natural buffer along the property lines
- 49 5. Site Plan Approval by the Planning Board.
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1 The motion was approved on a unanimous vote.
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3 **Case 21-04 John and Corrine Tomlinson Approved Business Project:** Chairman Colburn
4 opened the case which is request to move the business Upper Valley Portables to the former
5 Landmark property located at #361 Route 12A. See case 18-02. Owner John Tomlinson
6 explained that he and his wife have purchased the 20 acre parcel (218-11) and at this time are
7 proposing to move the UV Portables Business from their Ladieu Rd home to this land. Further
8 business development will likely follow, but is unknown at this time. Specifically, now John
9 would like permission to operator from and store up to 150 portable toilets, hand washing
10 stations, portable fencing and three trucks and trailers at this location with up to four employees.
11 Currently he has one truck and a trailer, about 100 toilets and a few hand washing stations. He is
12 considering getting into fence rentals as well. He has one employee. The storage yard will be
13 some 500' from the road and will be screened using a combination of the portable fencing and
14 vegetation. No buildings are part of this application and lighting will be solar, motion activated.
15 Proposed hours of operation are daily 4am to 10pm. John stressed that most of the year the toilets
16 are not on site and that most of the cleaning occurs off site. There is occasionally some washing
17 of the units done at the yard, but always using biodegradable soap, bleach and water. He has
18 operated UV Portables for two years from his home on Ladieu Road with no complaints and
19 expects to be able to do the same here at this new location.
20

21 The Zoning Board determined the application was sufficient to move forward. Chairman Colburn
22 opened the public hearing. Abutter Megan Chreighton spoke in favor of the project. She has no
23 issue with the use. Amy Franklin expressed concerns about the screening and hours of operation.
24 Paul Franklin felt the details of the screening were not sufficient and asked for more details. He
25 also expressed concern about any cleaning done on site and how that runoff might interact with
26 existing drainage courses that run to his land. Neighbor David Lillie spoke against the use, citing
27 the BART warehouse and now that use is potentially eroding his property value.
28

29 The public hearing was closed.
30

31 The Zoning Board began its deliberations by reviewing the criteria for granting an approved
32 business project. There was much discussion about the proposed 4am start time. The applicant
33 indicated that most work is between 6am and 10pm, but occasionally in the summer with large
34 events there is the need to start early. Typically the truck is loaded the evening before and the
35 only thing that occurs in the early morning is to drive into and out of the lot. The Zoning Board
36 found this to be much less intrusive to neighbors and therefore did not see the need for the same
37 conditions imposed on the BART facility.
38

39 The Zoning Board also felt that given the distance from the storage yard to Route 12A (more
40 than 500') and the size of the lot (20 acres) and its topography makes it possible to screen the
41 storage area reasonably well from neighbors.
42

43 Member Mathew Decker moved to approve the use as presented with the following conditions:
44

45 Hours of operation to by typically 6am to 10pm, with starts as early as 4am permitted to
46 accommodate large event rentals. There will be no loading or unloading at the yard before 6am.
47

48 This approval does not include any buildings or significant infrastructure improvements.
49

1 Screening details to be worked out with the Planning Board during the required site plan review
2 process.

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4 The motion was seconded and voted unanimously in the affirmative.

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6 The meeting was adjourned at 9:30pm.

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8 Richard Colburn Chair

Stephen Halleran

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