

1 **PLAINFIELD PLANNING BOARD**
2 **Meeting Monday January 3rd 2022**
3 **Meriden Town Hall/Via Zoom**

4
5 Members Present: Jane Stephenson Mike Sutherland-Z
6 Stephen Halleran Eric Brann-Z
7
8 Others: Paul Franklin -Z
9

10 Z-denotes Zoom

11
12 The meeting opened at 7:00pm

13
14 Approval of the December minutes was deferred until the next meeting.

15
16 Zoning Administrator Halleran reported that at the board's request former NH Agriculture
17 Commissioner Steve Taylor will meet with the Planning Board on January 17th to discuss ways to
18 regulate large scale commercial/factory sized agriculture. Agriculture is a permitted use in all
19 zones and is almost entirely unregulated by local ordinances.

20
21 Kimball Union will be back before the board on January 17th with a revised parking plan for the
22 athletic fields. It looks as though the school now has a plan that provides two access points for the
23 parking lot so that buses can enter and access without needing to turn around.

24
25 **Franklin Building Permit:** Turning to the Franklin Class VI road building permit application
26 Chair Stephenson shared with board members a town attorney reviewed draft of comments.
27 While uncertain if the Franklin case warrants an exception to the ordinance the Planning Board is
28 open to meeting with the Selectboard to develop criteria that could be added to the ordinance to
29 judge this and future applications for relief under RSA 674:41. Board members were in
30 agreement with this approach. Jane will finalize the comments and forward them to the
31 Selectboard.

32
33 **Zoning Changes:** The Planning Board determined that they would continue to move forward
34 with some zoning changes for 2022. The proposed changes clarify the Approved Business
35 Project and Cottage Business criteria to be applied by the ZBA with a greater focus on
36 compatibility with residential uses. There is also a change to the solar power ordinance, changing
37 to a maximized total size of the array in square feet, rather than kW output. A hearing on the
38 changes will be held on January 24th.

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40 The meeting adjourned at 8:15pm

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44 Jane Stephenson PB Chair.

Stephen Halleran

1 draft

2 **Meeting Monday January 18th 2022**
3 **Meriden Town Hall/Via Zoom**

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

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9 Others: Wayne McCutcheon Hunter Ulf-Z

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11 Z-denotes Zoom

12
13 The meeting opened at 7:00pm

14
15 **Read Preliminary Discussion:** Surveyor Wayne McCutcheon shared with the board a
16 preliminary plan for a single lot division of the Estate of Richard and Janet Read on Route 12A.
17 An 11 acre lot will be divided off from the upper or northern portion of the property. A second
18 project involving two smaller lots is proposed for the lower, southern portion of the lot, but that
19 project will come later in the year. Board members had few questions; the proposed lot looks very
20 straightforward. Wayne will return once the Probate court has settled the estate.

21
22 **Continuation KUA Athletic Field Parking Area Route 120:** Chairwoman Stephenson
23 reopened the hearing. In response to board concerns at the November 15th meeting, Hunter Ulf
24 indicated that the school and its engineering team have returned to a design that utilizes two curb
25 cuts rather than just one. This eliminates the need for large vehicles to turn around in the lot. The
26 new plan shows two handicap spots near the Kimball Barn and three athletic team van parking
27 spots. Twenty one other parking spots will be available for spectators. In the event the Kimball
28 Barn is used for functions the ordinance would require 12 spots. The lots 24 spots would be more
29 than adequate. At this time the plan calls for only about one half of the Kimball Barn (600 sq ft)
30 to be available for function space. The other half is for the use of visiting athletic teams. Five
31 pole mounted parking lot, dark sky compliant, lights are planned. The design level of lighting
32 calls for light the equivalent of a full moon. The lights will be switched and only on when night
33 time events or games are taking place. Board members expressed support for the driveway
34 change. A motion was made to approve the site plan for the parking lot. That motion was
35 seconded and voted in the affirmative.

36
37 **Zoning Changes:** The Board spend the rest of the meeting editing the proposed zoning changes.
38 Three changes this year. Two are designed to clarify the size and scale of businesses that might be
39 approved as Business Projects or Cottage Businesses. The third change moves the solar ordinance
40 from a power output sized regulation to one that is based on square footage of panels. At issues is
41 when an array can be constructed with just a building permit as opposed to needing to go the
42 Zoning Board. All VR grounded mounted arrays will continue to need ZBA approval.

43
44 The December 20th and January 3rd meeting minutes were approved as amended.
45 The Board meets next on January 24th for a public hearing on the proposed zoning changes.

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47 The meeting adjourned at 9:00pm

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49
50 Jane Stephenson PB Chair.

Stephen Halleran

1 **draft**
2 **Meeting Monday January 25th 2022**
3 **Meriden Town Hall/Via Zoom**

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5 Members Present: Jane Stephenson Mike Sutherland-Z
6 Stephen Halleran Eric Brann-Z
7 Elise Angelillo-Z
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9 Others: Ralph Demasi Steve Taylor
10 Kaleigh McNamara Karina McNamara
11 Nate McNamara Jeff McNamara
12 Peter Martin-Z
13

14 Z-denotes Zoom

15
16 The meeting opened at 7:00pm

17
18 As advertised the Planning Board held a public hearing on the proposed Zoning Changes.

19
20 Summary of the proposed changes:

21
22 Question 1. Clarifies the criteria for the granting of an Approved Cottage Business, but requiring
23 the ZBA to consider first and foremost how the proposed use would impact residential uses in
24 area. It also limits total number of employees other than the owner to the equivalent of five full
25 time workers. The current limit is 7.

26
27 Question 2. Clarifies the criteria for granting an Approved Business Project also with an
28 enhanced focus on considering residential uses in the area.

29
30 Question 3. Modifies the criteria for solar energy systems, section 3.18. The determining factor
31 for array size that does not require ZBA review is shifted from output (kW) to square feet and
32 the maximum height of the array is clarified.

33
34 Copies of the full text are available at the Plainfield Town Office; the changes are posted on the
35 Plainfield Website, <http://www.painfieldnh.org/planning.html>

36
37 Local businessman Ralph Demasi asked a few clarify questions about the difference between
38 cottage business and approved business projects. Mr. Demasi also questioned the lot coverage
39 requirements.

40
41 ZBA Member Peter Martin offered some edits and minor changes to make the intent as clear as
42 possible.

43
44 The Planning Board completed its work on the changes, making a most of the suggested edits
45 from the public. The changes, subject to one final review, will be forwarded to the Town Clerk
46 for inclusion in the 2022 town warrant.

47
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49 **Agricultural Land Use Controls:** Steve Taylor, former NH Agricultural Commissioner met with
50 the Planning Board, at the board's request, to discuss land use regulations as they pertain to

1 agriculture, a permitted use in all zones in Plainfield. The Planning Board is concerned that all
2 nonresidential uses, not just commercial businesses, be subject to some oversight as they become
3 larger and have a greater likelihood of impacting neighbors. Taylor encouraged the board to use the
4 existing Site Plan Review regulations as opposed to amending the Zoning Ordinance to require a
5 review based on some arbitrary size of an operation. Steve noted that in his experience the
6 greatest problem with agriculture was animal husbandry in small lot residential settings, not large
7 farms. He feels that the town's existing site plan review and regulations combined with the
8 NHDES gives the town's all the tools that are necessary. He also stressed that farmers of all sizes
9 need to see the value of site plan review as providing some protections for their operations going
10 forward. It's important to get on the town record with approved uses and good plans. The town's
11 existing site plan review regulations allows the town to ask for a site plan for all nonresidential
12 development. The Planning Board thanked Steve for his time and agreed to look toward the site
13 plan regulations for any needed review of agricultural operations.

14
15 **Other Business:** The Planning Board worked out its February meeting schedule. Halleran will
16 try to get the Read one lot subdivision noticed for the early February meeting, freeing up the later
17 session for other projects.

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19 The meeting adjourned at 8:30pm

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22 Jane Stephenson PB Chair.

Stephen Halleran

1 **draft**
2 **Meeting Monday February 7th 2022**
3 **Meriden Town Hall/Via Zoom**

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5 Members Present: Jane Stephenson-Z Mike Sutherland-Z
6 Stephen Halleran Eric Brann
7 - Elise Angelillo Ryan Boynton
8 Eric Sutphin
9
10 Others: Bill Walker-Z Patricia Lee-Z

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12 Z-denotes Zoom

13
14 The meeting opened at 7:00pm

15
16 Board members welcomed new member Eric Sutphin. Eric lives in Plainfield Village and works
17 at DHMC.

18
19 **Read Subdivcsion:** Chairman Stephenson opened the hearing. Surveyor Wayne McCutcheon
20 explained that the plan is for a single lot division of the Estate of Richard and Janet Read on
21 Route 12A. An 11.16 acre lot with a shape factor of 23 is proposed. The new lot will use an
22 existing curb cut onto Route 12A, the new permit is in process with the NHDOT. The existing
23 bank at this location will have to be cut down to meet NHDOT driveway standards for the apron
24 with Route 12A. Board members had few questions; the proposed lot is very straightforward.
25 Board Member Mike Sutherland did not sit on the case; he is an abutter and has no objection to
26 the proposal.

27
28 Brook Road resident Patricia Lee questioned whether the Brook Road gravel pit that she lives
29 next to will be used for this project, if so she objects to it. Chairman Stephenson indicated that the
30 Planning Board has no role in what contractors an owner chooses to use. Selectman Eric Brann
31 noted that Brook Road is a public highway opened to all and that Ms. Lee needs to accept that.

32
33 A motion to find the subdivision complete was made and seconded, voted in the affirmative. A
34 motion to approve the Read one lot subdivision was made, seconded and voted in the affirmative.

35
36 Survey McCutcheon will bring forward a mylar once the NHDOT has approved the driveway
37 permit.

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39 The meeting adjourned at 7:40pm.

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43 Jane Stephenson PB Chair.

Stephen Halleran

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