

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **Meeting January 4th 2016**
3 **Meriden Town Hall**

4 Members Present: Elise Angelillo Jeff Allbright
5 Doug Gest Stephen Halleran, Alt
6

7 The meeting opened at 7:00pm
8 The minutes of the December 28th meeting were approved as amended.
9

10 **Public hearing on proposed Zoning Changes for 2016 Town Meeting Approval:**

11 The posted notice was read the following changes are proposed by the Planning Board:
12

13 **Question 1.** In order to provide enhanced opportunities for development in the Village
14 Residential Zoning District (less than one acre minimum lot size) the following change is
15 proposed: **Remove** the 20% maximum lot coverage requirement for the Village Residential
16 Zoning District and **replace** it with maximum lot coverage of 40%.
17

18 **Question 2.** In order to clarify what is meant by the term Impervious Surface the following
19 change is proposed: **Add** to Article VIII of the Zoning Ordinance-Definitions the following:
20 **Impervious surfaces:** Surfaces that cannot effectively absorb and infiltrate water and therefore
21 increase both the amount and rate of storm water run off. Examples of impervious surfaces
22 include, but are not limited to driveways, parking areas, sidewalks, roofs, decks, and patios.
23 Vegetative surfaces are not considered impervious.
24

25 Board members explained that these changes have come about as a result of several land use
26 cases in the Village Residential (VR) zone over the last couple of years where the 20% maximum
27 lot coverage has been a real obstacle. It is the opinion of the regional planning commission that a
28 20% maximum lot coverage in a zone where many of the lots are one acre or less is quite
29 restrictive. Further, our current zoning ordinance encourages business location in the VR zone. In
30 response, the Planning Board is proposing to double the allowed lot coverage in the VR zone. At
31 the same time the Planning Board is using the opportunity to add a definition to the zoning
32 ordinance on what will be considered impervious surfaces. The Zoning Ordinance has no
33 definition at this time leaving much to interpretation.
34

35 Resident and local businessman Drew Marrazzo supported the change, he did note that the
36 language "less than one acre minimum lot size" in question 1 seems confusing. Does the new
37 coverage extend to lots in the village zone greater than one acre? The Planning Board indicated
38 that all VR zoned lots regardless of size will have the new lot coverage standard. It was decided
39 the language was unnecessary and given the confusion it was struck from the draft.
40

41 Resident David Grobe noted that he supports the change as well and wishes other sections of the
42 Zoning Ordnances had more definitions as well.
43

44 The hearing was closed, at 7:30pm. The Planning Board will meet next on January 19th where the
45 changes will be voted and if approved forwarded to the Town Clerk for inclusion in the 2016
46 warrant.
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48 The meeting adjourned at 7:35pm.

49 Submitted,

Elise Angelillo

50
51 Stephen Halleran

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **Meeting January 20th 2016**
3 **Meriden Town Hall**

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5 Members Present: Jane Stephenson Jeff Allbright
6 Doug Gest Mike Sutherland
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9 The meeting opened at 7:00pm
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11 **Robert Jordan Subdivision:** Chairwoman Stephenson opened the hearing by reading the posted notice.
12 The applicant is proposing to divide 46.7 acres (map 260 lot 3) into two parcels lot 2A 26.12 acres and 2B
13 20.64 acres. The division line will be Kenyon Road. The property has frontage on Stage, Spencer and
14 Kenyon Roads (see Jordan 2006 subdivision). The surveyor on the project is Paton Land Surveying. The
15 surveyor was not present for the hearing. The board members noted some minor issues with the plan and
16 were disappointed not to have the surveyor present to answer a couple of questions. For example it would
17 have been helpful if the plan had included past Jordan subdivision survey data. Abutter Shelley Andrew
18 inquired about the common line with her property. Her concern was addressed with a close look at the plan.
19 It was unclear whether a well on the Jordan land that once served the then Robert Jordan house now
20 Johnson (254-27) is still actively used. Halleran called the abutter and learned that the well is no longer in
21 use and has not been for many years, the Johnson property is served by a drilled well on their land. There
22 being no other questions the board reviewed the application and found it to be sufficiently complete to
23 move forward with the hearing. A motion to approve the subdivision was made, seconded and voted in the
24 affirmative.
25

26 **Zoning Changes:** The Planning Board conducted a final review of the proposed zoning changes,
27 discussing a minor clarification change made at the public hearing. A motion to approve the change and to
28 direct the Zoning Administrator to forward them to the Town Clerk for inclusion on the 2016 town ballot
29 was made second and voted in the affirmative.
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31 The meeting adjourned at 8:00pm. The next board meeting is scheduled for February 1st.
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37 Jane Stephenson, Chair
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40 Stephen Halleran
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1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **Meeting February 15 2016**
3 **Meriden Town Hall**

4
5 Members Present: Jane Stephenson Jeff Allbright
6 Doug Gest Mike Sutherland
7 Elise Angelillo
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10 The meeting opened at 7:00pm
11

12 **EverSource Energy Scenic Road Hearing:** Chairwoman Stephenson opened the hearing by having the
13 posting read. She recapped the application which is for line maintenance on lower River Road, Daniels
14 Road and Kenyon Road, each of these being a designated scenic road. David Crane forester for
15 EverySource attended the hearing. As noticed, a subset of this group met with Mr. Crane, at 4pm touring
16 each of the roads looking at the proposed work. There are only two trees slated for removal. A medium
17 sized oak on River Road near the Meeker residence and a black cherry on land former owned by Robert
18 Jordan now Donald Goodwin. The utility will meet with all of the private landowners before the work
19 begins. Mr. Crane explained these three roads are part of a larger project in both Plainfield and Cornish, it
20 may well be May or June before the work is done. There being no landowners wishing to comment the
21 application for work on these three scenic roads was approved as requested. Halleran will follow up with
22 an approval letter and an invoice for the hearing costs.
23

24 Other business: The January 4th and 20th minutes were approved as amended.
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26 The meeting adjourned at 7:45pm.
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29 Stephen Halleran

Jane Stephenson, Chair

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1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **Meeting March 21st 2016**
3 **Meriden Town Hall**

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5 Members Present: Jane Stephenson Doug Gest
6 Elise Angelillo Stephen Halleran, Alt
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9 The meeting opened at 7:00pm
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11 **Gallagher Annexation:** Chairman Jane Stephenson opened the hearing at 7:05pm. The posted notice was
12 read. The application is for the transfer of 2.7 acres from tax map 264-15 to tax map 264-9. Both parcels
13 are owned by the applicant Ann Gallagher. As a result of this application 264-15 is reduced to 100.6 acres
14 and 264-9 is increased to 12.3 acres. Surveyor Wayne McCutcheon explained the application noting that
15 the calculated shape factor for 264-9 is 22. Parcel 264-15 is larger than 15 acres so no shape factor
16 calculation is necessary. Wayne also noted that the plan contains a requirement that prohibits the further
17 subdivision of 264-9, the 12.3 acre parcel.
18

19 The board reviewed the plan for completeness. Responding to a question by member Gest, Surveyor
20 McCutcheon noted that all pins are set. The application was found to be complete and was approved on a
21 unanimous voice vote. The paper copy and mylar were signed for recording.
22

23 **Other business:** To accommodate travel plans for Steve Halleran, the Planning Board agreed to move its
24 early April meeting forward to March 28th. At this meeting the board will conduct a site visit to the Olde
25 Village Haunt Restaurant in Plainfield Village. The purpose of the gathering will be to review the
26 implementation of the approved site plan and to discuss final screening and landscaping.
27

28 The meeting adjourned at 8:00pm.
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31 Regards,
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35 Stephen Halleran

Jane Stephenson, Chair
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1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **Meeting March 28th 2016**
3 **Meriden Town Hall**

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5 Members Present: Jane Stephenson Doug Gest
6 Elise Angelillo Stephen Halleran, Alt
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9 The meeting opened at 6:30pm

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11 As previously advertised, the Planning Board met at the Olde Village Haunt restaurant in
12 Plainfield Village to review site plan conformance and to finalize any necessary adjustments. The
13 restaurant opened in late fall and has been open throughout the winter. Abutters Ron Bailey and
14 Erin Yates were in attendance. The group reviewed the written decision and then walked around
15 the site. As a result, the following adjustments were made:

16
17 A short 30' run of fencing will be added to the south side of the property along the common line
18 with the Bailey property starting at the grouping of maples and extending to the end of the
19 parking area. This will serve as a headlight screen for the Baileys. Originally this fence was not
20 wanted, but with the experience of a few months of operations the Baileys now feel it will help
21 until the vegetation matures.

22
23 The Planning Board agreed to a slight modification of the northerly long run of fence to allow the
24 sections closest to the house to be located so as to avoid both the fuel tank and the septic tank for
25 the business. The run will be continuous and will be made up both 7' and 6' high sections (see
26 plan). The final location of this fence will be reviewed with the town and Tomlinsons prior to
27 installation.

28
29 During spring clean up the parking lot will be graded so that the lot pitches to the middle and
30 avoids spilling sheet water runoff toward the Bailey property. In addition, the small ditch line
31 between the two properties will be cleaned and graded so that water flows toward the cornfield,
32 not the Baileys back lawn.

33
34 The parking lot delineators, removed for winter plowing, will be reinstalled this spring once all
35 danger of snow has past, but no later than May 1st.

36
37 As part of this follow up review of the restaurant the Planning Board reminded the Wheelers that
38 the approved seating is for 25. Priscilla Wheeler responded that she plans to return to the Zoning
39 Board later this year, after all site improvements are in place, and discuss with the ZBA the idea
40 of expanding the number of seats and allowing some flexibility in operational hours. The
41 Planning Board agreed that this was a necessary step if expansion of the business is planned.

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43 The meeting adjourned at 8:30pm

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46 Stephen Halleran

Jane Stephenson, Chair

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1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **Meeting April 18th 2016**
3 **Meriden Town Hall**

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5 Members Present: Jane Stephenson Doug Gest
6 Elise Angelillo Jeff Allbright
7
8 Others Present: Pricilla Wheeler Robert Wheeler
9 John Tomlinson Ron Bailey
10 Brad Atwater
11

12 The meeting opened at 6:30pm
13

14 This session was a follow up to the March 28th meeting. As a result of staking out the south side
15 fence (as amended at that meeting) the Wheeler's requested this second follow up session to
16 explore some other fence ideas. Rather than the fence close to the building and handicap parking
17 area, they would now prefer to locate that fence on the northern side of the property along the
18 property line with the Tomlinsons. A 6' high fence set 1' of the ground is proposed (overall
19 height to top of fence 7'). This fence will run either from the east corner of the restaurant to the
20 property line, turn 90 degrees and go down the property line to the rear corner marker or it will
21 run along the property line from the easterly most hemlock (line of trees adjacent to Rte 12A) to
22 the rear corner of the property line. Either configuration was acceptable to the abutter, who noted
23 that this fence is the only feature they have asked for as part of the business review. They are
24 willing to concede to this location change, but want the top of the fence to be at least 7' high and
25 for the run to go as just described. Pricilla advocated for a shorter run, but this request was not
26 granted.
27

28 Turning to the southern (Bailey) side of the property, Ms. Wheeler indicated that she would like
29 to add more sections to the fence that was agreed to on March 28th, providing more screening for
30 the Baileys. Ron was accepting of this however on this side he requested that the fence be located
31 at ground level so that he can still get some view from his property into the adjacent hayfield.
32

33 The Planning Board accepted both of these changes as described above. Halleran will modify the
34 approved site plan to reflect these changes and will forward copies to all parties. The two fences
35 are scheduled for installation during the week of April 25th.
36

37 The meeting adjourned at 7:15pm.
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41 Stephen Halleran

Jane Stephenson, Chair

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **Meeting May 2nd 2016**
3 **Meriden Town Hall**

4
5 Members Present: Mike Sutherland Doug Gest
6 Elise Angelillo Jeff Allbright
7 Judy Belyea
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10 The meeting opened at 7:00pm

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12 The Planning Board approved their February 15th, March 21st , March 28th, April 18th minutes.
13

14 **Preliminary Discussion Don Goodwin:** The rest of the meeting was spent with Donald Goodwin
15 discussing a possible seven lot subdivision of Spencer Road land that he recently purchased from Robert
16 Jordan. A large group of neighbors and abutters attended the meeting to hear the discussion. The Planning
17 Board explained that this project would be a major subdivision under Plainfield’s regulations and as such a
18 variety of studies would be required to allow the Planning Board to determine the impact of the project.
19 Mr. Goodwin indicated he has no plans to sell any of the lots, but would prefer to get the subdivision done
20 now so the lots were available to him. Neighbors stressed how important the agricultural fields are to them
21 and asked Don to consider protecting them or at least reducing the number of lots he proposes. Robert
22 Jordan indicated when he sold the property Don told him he had no plans to subdivide. Mr. Jordan
23 acknowledged that there was no written agreement or condition about not subdividing the land.
24

25 The Planning Board reviewed the criteria for a major subdivision. Don will review this information and
26 when ready he will approach the town for a design review. Don again stressed that he has no firm plans for
27 the property and that he remains open to ideas and offers from abutters.
28

29 **Other Business:** The Planning Board’s next meeting will be May 16th and will feature a site plan review
30 for a 17 bed dormitory at Kimball Union Academy.
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32 The meeting adjourned at 8:10pm.
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36 Stephen Halleran

Mike Sutherland

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**MINUTES OF THE PLAINFIELD PLANNING BOARD
Meeting May 16th 2016
Meriden Town Hall**

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Members Present: Jane Stephenson Doug Gest
 Elise Angelillo Jeff Allbright
 Judy Belyea

The meeting opened at 6:30pm

Site Visit

Kimball Union Academy (KUA) new dormitory site visit: The Planning Board conducted a site visit to the KUA property located at #26 Main Street, formerly Steinsieck. The Greek revival style house has most recently been owned by an LLC made up of friends of the Academy. Assistance Head of School Joe Williams and his family are living in the house at this time. Recently, the ownership of the LLC has been transferred to KUA now is proposing to add a 17 bed women’s dorm to the back of the house with a faculty housing unit on the back of that. Hunter Ulf, head of operations for KUA, explained that the design of the structure is intended to model typical New England architecture and should fit into Main Street. The group walked around the lot looking at site feature grade changes, drainage ways. The group moved up to the Meriden Town Hall.

Meriden Town Hall

The Planning Board approved their May 2nd minutes with minor grammatical changes.

Chairwoman Jane Stephenson opened the hearing for the new dormitory. Kimball Union is now in the process of using the lot merger RSA 674 to fold this property into the main campus lot. This work is not complete, but will be done well before the school is ready to utilize the dormitory. KUA Head of Operations Hunter Ulf walked the group through a complete set of plans for the project. Elevation drawings, plot plans, interior schematics. The new roof pitches will be 8/12, not as steep as the existing home, but steep enough to not conflict with the existing roof lines. The dormitory area will have a second egress door and path on the downhill side leading to the sidewalk on Main Street. Halleran confirmed that the Fire Chief and the MVWD have both confirmed that the project meets with their approval. The dormitory and faculty housing will be outfitted with sprinklers; fire hydrants are located in close proximity on Main Street. The Meriden Village Water District has ample capacity both in fresh and waste water. Hunter explained that the first floor of the new dorm will be ADA accessible. All new lighting will be dark sky compliant. Hunter explained that the building is modular in construction and that the entire project will arrive as 16 boxes to be craned into place. In going through its review the Planning Board developed the following three areas of concern for Hunter to investigate further.

1. Configure the driveway and parking so that there will be less interaction between vehicles and pedestrians and insure that there is ample room for a car to turn around and go back onto Main Street without having to back into the road. As currently configured vehicles would back onto Main Street in the same area that pedestrians will be coming and going from the building.
2. Consider additional screening on the east side of the project where three stories of the dormitory (basement, 1st, 2nd floors) will be visible.
3. If a temporary construction driveway is needed, get that permitted from the NHDOT.

There being no abutters or members of the public in attendance, the hearing was closed. The Planning Board reviewed the application for completeness. Finding it well done and complete a

1 motion to approve the site plan as conditioned above was made, seconded and voted in the
2 affirmative.

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4 There being no other business the meeting was adjourned at 8:15pm

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8 Stephen Halleran

Jane Stephenson

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1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **Meeting June 6th 2016**
3 **Spencer Road**

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5 Members Present: Jane Stephenson Doug Gest
6 Elise Angelillo Jeff Allbright
7 Mike Sutherland

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9 Others Present: Julie Murray

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11 The meeting opened at 7:00pm

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13 **Goodwin-Spencer Road Property-Site Visit:** As part of their continuing efforts to work with owner,
14 Donald Goodwin, on a Conservation Design subdivision for his 27 acre agricultural property formerly
15 owned by Robert Jordan, the Planning Board met on site in the hayfield with Mr. Goodwin. Don's
16 preliminary work has shown that as many as 7 lots are possible on the site. After hearing the neighbors
17 concerns on May 2nd and working with the Town Office, Don is considering a scaled back 4 lot project that
18 leaves the hay field along Spencer Road largely untouched. The Planning Board felt that this plan was a
19 significant improvement over the 7 lot version. While many details remain, the Board will meet again on
20 site on June 20th neighbors will be invited to this final informal session. A formal subdivision application
21 will follow. Don again stressed that he has no plans to sell or further develop any of the property at this
22 time, but that we would like to get the subdivision completed.

23
24 The Planning Board thanked Don for his willingness to consider a project that preserves some of the
25 agricultural land on the property. Julie Murray stressed how important this land is to her neighborhood.

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27 The meeting adjourned at 8:15pm

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32 Stephen Halleran

Jane Stephenson

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2 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
3 **Meeting June 20th 2016**
4 **Spencer Road**

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6 Members Present: Jane Stephenson Doug Gest
7 Elise Angelillo Jeff Allbright
8 Mike Sutherland
9

10 Others Present: Julie Murray Kate Whybrow Stephen Lambert
11 Shelley Andrews Peter Johnson Leni-Lyne Johnson
12 Rod Herrin Ellen Herrin
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14 **Goodwin-Spencer Road Property-Site Visit:** As part of their continuing efforts to work with owner
15 Donald Goodwin on a Conservation Design subdivision for his 27 acre agricultural property, the Planning
16 Board met on site a second time with Mr. Goodwin. For this session abutters were mailed informal notices
17 and invited to attend and offer comments on Don's revised plan. The 7 lots have been scaled back to 4 lots
18 that leaves the hay field along Spencer Road largely untouched. Like the Planning Board, the neighborhood
19 felt that this plan was a significant improvement over the 7 lot version. Don will now go to work with his
20 surveyor to develop the proposed lots and building envelopes. The lower hayfield will be included on a
21 single parcel. Don will need state subdivision approval and driveway permits as part of his formal
22 application to the town. All work today has been informal, the RSA 674 noticed public hearing later this
23 year will begin the formal review of the application. Neither the applicant nor town is bound by any of the
24 discussions to date.
25

26 **Other business:** Acting on the recommendation of Zoning Administrator Halleran, the Planning Board
27 voted (4 to 1) to waive site plan review for the addition of two rows of solar panels for the KUA ground
28 array located behind Miller. The ZBA held a public hearing on the proposal last Monday and amended their
29 approval to include the new rows which are to be located below the existing array (western side). The
30 issues typically addressed in site plan review are unchanged. No additional clearing or tree cutting is
31 necessary. There is no outside lighting and no new site development aside from the panels. All the same
32 conditions that were imposed as part of the original site plan remain in place and will apply to the two new
33 rows. KUA has amended its alteration of therein permit with the state of NH to include the new panels. The
34 Planning Board did note that in the fall, after the leaves drop, if the new rows are move visible than
35 represented in the ZBA application, a site plan review could be required at that time as an opportunity to
36 enhance screening for Baynes Road.
37

38 There being no other business, the meeting adjourned at 8:00pm. The Board's next meeting will be July
39 18th.
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41
42 Stephen Halleran

Jane Stephenson
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2 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
3 **Meeting July 18th 2016**

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5 Members Present: Jane Stephenson Doug Gest
6 Elise Angelillo Jeff Allbright
7 Mike Sutherland Judy Belyea
8

9 The meeting opened at 7:00pm. The June 20th minutes were approved with corrections.
10

11 **Kelleher Preliminary Discussion:** James Kelleher met with the Planning Board to discuss the division of
12 his 31 acre parcel on Whitaker Road (252/9) into two 15 acre plus lots. The parcel is lot 3 of the Cullinan
13 subdivision approved in 2006 (see file). The parcel has some private deed restrictions and includes a
14 required building envelope. The previous owner had discussed with the Planning Board a restriction against
15 further subdivision, but this restriction does not show up in either the project deeds or the approved plan.
16 The Planning Board noted that all features and restrictions that appeared on the 2006 plan for lot 3 should
17 be brought forward to the new plan. Likewise the board noted that wetland delineation would be necessary
18 to insure that the driveway development for the new lot satisfies the required 50' setback from wetlands
19 larger than ½ acre. Mr. Kelleher will discuss this with his surveyor and have the necessary revisions to the
20 plan made.
21

22 **Other business:** The board had a general discussion about ongoing projects. The Planning Board will meet
23 next on August 1st
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26 There being no other business, the meeting adjourned at 7:50pm.
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30 Stephen Halleran

Jane Stephenson
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1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **Meeting August 1st 2016**

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4 Members Present: Jane Stephenson Elise Angelillo Jeff Allbright
5 Mike Sutherland Judy Belyea

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7 The meeting opened at 7:00pm. The July 18th minutes were approved with corrections.
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9 **Headrick Subdivision:** Chairman Stephenson opened the hearing by reading the posted notice. Surveyor
10 Rollins explained the details of the one new lot division. The existing home on the property will be located
11 on a 11.90 acres. The new lot will front on Columbus Jordan Road and will consist of 10.51 undeveloped
12 acres. Neither lot is served by public water or sewer. The existing house is accessed from Ladieu Road,
13 the new lot will have a Columbus Jordan Road access. Abutter Dave Clifton attended the hearing, he had
14 no objection to the application and noted that he felt the common boundary with his land was properly
15 flagged. A brief discussion followed on what is permitted for a use on a conforming lot at that location. In
16 brief, residential uses and their customary accessory uses are allowed along with cottage businesses.
17

18 The application was found to be complete and was approved as presented.
19

20 **Goodwin Project:** The Planning Board reviewed some preliminary language to appear on the plan for the
21 Don Goodwin Spencer Road conservation design project. The four lot division is in the preliminary stages.
22 The language is intended to make it clear that the property may not be further divided and that the existing
23 hay field will remain available for agriculture going forward. Board members made some minor changes to
24 the draft and indicated that they would like to see the applicant bring forward a restriction that included no
25 buildings in the hayfield, including agricultural structures.
26

27 The meeting adjourned at 7:45pm.
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30 Stephen Halleran

Jane Stephenson

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1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **Meeting Tuesday September 6th 2016**

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4 Members Present: Mike Sutherland, Chair Elise Angelillo
5 Doug Gest Judy Belyea
6 Stephen Halleran, alt
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9 The meeting opened at 7:00pm.
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12 **KUA Voluntary Lot Merger:** CFO Robert Blake and Facilities Director Doug Plummer attended the
13 meeting to follow up with the lot merger of the 1813 House (map lot) into the Main Campus. See May 16th
14 Planning Board minutes. The 1813 house is now owned by the school and has had a dormitory added to the
15 back of it. As part of the site plan for that project it was decided that it made the most sense to merge the
16 small lot into the campus lot which has an established use as a private school. The RSA 674:39-a merger
17 accomplishes this goal. No public hearing or notice is required. The Planning Board voted to accept the
18 merger and Acting Chairman Claude (Mike) Sutherland signed the necessary document.
19

20 Doug Plummer also provided an update on the KUA storage trailers. As agreed, the 15 units will be down
21 to 6 by Columbus Day. Doug noted that lots of progress has been made in the last two weeks.
22

23 **Kelleher Subdivision:** The posted notice was read. The applicant proposes to divide lot 3 of the (2006)
24 Cullihan subdivision into two 15 acre lots. The minutes of the Cullihan project indicated that the applicant
25 was going to restrict further subdivision of the lots, however, the approved plan does not include that
26 language and the owner did not include any such conditions in any of the deeds. Town Counsel has
27 rendered an opinion that the lots are therefore available for consideration for further subdivision. If the
28 Planning Board had wanted such a condition it should have been on the plan, and if the applicant had
29 wanted the restriction he would have put the language in the deeds.
30

31 As requested by the board the wetland delineation has been done. This work has demonstrated that the
32 driveway for the new lot will not impact any wetland area other than the culvert at the curb cut. A wetland
33 permit for that work has been applied for to the NHDES. All of the open space and building restrictions
34 from the previous project that were included on the plan remain in place. All buildings will be in the build
35 area shown on the plan. Both driveways will avoid crossing the agricultural field. Both lots exceed 15 acres
36 so no shape factor calculation was necessary.
37

38 No abutters wished to speak. The plan was found to be complete and a motion to approve was made
39 seconded and voted in the affirmative. The mylar was signed.
40

41 **Goodwin Subdivision Spencer Road:** The posted notice was read, the project involves the division of 24
42 acres along Stage, Spencer and Kenyon Road into four separate lots. Several informal discussions have
43 taken place with Mr. Goodwin over the last four or five months, see PB minutes. Initially seven lots were
44 proposed with no restrictions. Working with the owner and abutters the current four lot plan with building
45 envelopes and use restrictions for the agricultural hayfield have been proposed. Each lot has a designated
46 building envelope and the hayfield lot contains a restriction that the field will be used for agricultural grass
47 crops or corn and pasture land only. Board members reviewed the plan carefully noting that the stamp of
48 the wetland scientist was not on the plan, also the building envelope for lot 2C needs to be adjusted slightly.
49 Minor changes were made to the use restriction. These changes were designed to make it clear where
50 temporary agricultural buildings could and could not be built. Don Goodwin agreed to these changes
51 without question. Lot 2A will need PB approval for a shape factor of 29.9. The other three lots have fully
52 compliant shape factors. A shape factor of 25-30 must be approved by the PB separately. Over 30 approval
53 is not possible. Halleran noted that all driveway locations have been approved, this includes the NHDOT
54 for the Stage Road lot. Board members suggested that for the final plan the lots be renumbered 2A to 1, 2C
55 to 2, 2D to 3 and 2E to 4.

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Abutter Shelley Andrews insisted that no changes be made to the wetlands. Don Goodwin assured her that none are planned. Robert Jordan objected to the building envelop across from his driveway. He made it clear that he felt deceived by Mr. Goodwin who purchased the land from him. The objection was noted, but no change was made.

The hearing was recessed until the September 19th meeting.

There being no other business in front of the board the meeting adjourned at 8:10pm.

Submitted,

Stephen Halleran

Mike Sutherland, Chair

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2 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
3 **Meeting Monday September 19th 2016**
4 **Meriden Town Hall**

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6 Members Present: Jane Stephenson, Chair Mike Sutherland
7 Doug Gest Jeff Allbright
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11 The meeting opened at 7:00pm.
12

13 **Goodwin Spencer Road Subdivision:** Don Goodwin and Donald Jordan attended the meeting. Don
14 Goodwin shared with the board the revised plan. Per last meeting, the lots have been renumbered 1,2,3,4.
15 The building envelope for lot 2 has been adjusted, the soil scientist stamp has been affixed to the plan, and
16 the language restricting lot #1 has been edited. Board members acknowledged these changes as being
17 materially complete. One typo was found, but that can be corrected as the final mylar has not yet been
18 prepared. Don Jordan questioned whether or not the building envelopes could be adjusted in the future.
19 Board members indicated yes, such a change could be requested and would involve a public hearing. To
20 grant such a request the reasons for the change would have to be compelling and not adversely effect either
21 the environment or the conservation goals of the project.
22

23 Halleran noted that various town road culverts flow onto this land and that these historical structures are
24 considered grandfathered in place. One or more of the driveways to the building envelopes might require a
25 second interior driveway culvert to allow storm water from these road culverts to utilize their established
26 drainage paths.
27

28 The Planning Board voted to accept the shape factor for lot 1. The calculated factor is 29.9 and requires
29 Planning Board acceptance.
30

31 A motion to approve the Don Goodwin four lot subdivision of the former Robert Jordan land fronting on
32 Stage, Spencer, and Kenyon Roads was made, seconded and voted in the affirmative. Don Goodwin will
33 have the final mylar and prints prepared for board signing at an upcoming meeting.
34

35 There being no other business the meeting was adjourned at 8:00pm.
36
37
38
39

40 Stephen Halleran

Jane Stephenson

41

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **Meeting Monday October 17th 2016**
3 **Meriden Town Hall**

4
5 Members Present: Jane Stephenson, Chair Mike Sutherland
6 Doug Gest Jeff Allbright
7

8
9
10 The meeting opened at 7:00pm.

11
12 The September 19th minutes were approved as amended. Minutes previously approved were signed.

13
14 **Goodwin Spencer Road Subdivision:** The Board reviewed the final mylar and prints for the Don
15 Goodwin 4 lot subdivision. Finding the material in order, Chairwoman Stephenson signed the documents
16 which will be forwarded to the town clerk for recording at the registry of deeds.
17

18 **Zoning Change Discussion:** The Planning Board, as part of its annual work flow, did a cursory review of
19 issues that have come up over the year that might lead to zoning changes or amendments. The board
20 determined that at this early date there are no issues that would lead to zoning changes for 2017. The
21 period for the public to bring changes forward is from November 15th to December 15th.
22

23 There being no other issues before the board a motion to adjourn was made, seconded and voted in the
24 affirmative.

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27 Stephen Halleran

Jane Stephenson

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MINUTES OF THE PLAINFIELD PLANNING BOARD

Meeting Monday November 21st 2016

Meriden Town Hall

Members Present: Jane Stephenson, Chair Elise Angelillo
 Jeff Allbright Stephen Halleran, Alt

The meeting opened at 7:00pm.

The October 17th minutes were approved as written. Minutes previously approved were signed.

The group discussed the concept of applying for a Plan NH charrette to study various issues facing Meriden Village, things like the post office, the grange building, the library, the future of Main Street. The idea comes from the work being done by the Meriden Library/Village Study Committee. That group is now focusing on changes to make the Meriden Library ADA compliant, but feels these other ideas need more study as well. The Planning Board agreed, however, in the view of the Planning Board any charrette needs to be really focused on any one of the above issues, not all of them.

The Planning Board did support the idea of the town accepting a gift of the Meriden Grange property, should one ever be offered.

The meeting adjourned at 8:00pm

Stephen Halleran

Jane Stephenson