

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **Meeting Monday February 6th 2017**
3 **Meriden Town Hall**

4
5 Members Present: Jane Stephenson, Chair Elise Angelillo
6 Jeff Allbright Mike Sutherland
7 Douglas Gest
8

9
10 The meeting opened at 7:00pm. The Planning Board met for the first time since November 21st.
11

12
13 The November 21st minutes were approved as amended. Minutes previously approved were signed.
14

15 Plainfield resident Deb Beaupre sat in on the meeting. Deb has contacted Chairwoman Jane Stephenson
16 and is interested in becoming a Planning Board member. Auditing a meeting or two was suggested by Jane.
17

18 The Planning Board spent this workshop meeting performing a cursory review of the online town Master
19 Plan. The web based document is due for some updating. The Planning Board will first tackle the
20 Community Facilities Chapter followed by the Recreation Chapter. A new town wide survey may be a
21 necessary part of updating many of the other chapters. Chairman Stephenson will contact our regional
22 planning commission to see if they could be of assistance with the survey portion of the update.
23

24 The Planning Board will meet next on Monday February 20th.
25

26 The meeting adjourned at 8:15pm.
27
28

29
30 Stephen Halleran

Jane Stephenson, Chair

31

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **Meeting Monday February 20th 2017**
3 **Meriden Town Hall**

4
5 Members Present: Judy Belyea Acting Chair Elise Angelillo
6 Jeff Allbright Mike Sutherland
7 Douglas Gest
8

9
10 The meeting opened at 7:00pm
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12 **Donald and Judith, one lot subdivision, Westgate/Spencer Road:** Surveyor Wayne McCutcheon
13 explained the project which involves putting the existing farmhouse on its own 5.6 acre parcel, 3.8 on the
14 north side of Westgate, 1.8 acres on the south side. A note on the plan will show that the 3.8 acres is not
15 available for residential development of any kind. Accessory buildings, such as barns, shed can be placed
16 on this portion of the lot. Don's daughter and her family live in the farmhouse. Ownership of the property
17 will allow them to get a mortgage on the property for future improvements. It was noted that little is known
18 about the existing septic system on the property. Any major revision to the farmhouse will result in the
19 need for a new septic system. Surveyor McCutcheon has represented on the plan that a suitable site exists
20 on the 1.8 acre portion of the lot for a new septic system. Surveyor McCutcheon noted that because this
21 application is within ten years of the previous one (Don's house), he has included much of the information
22 that would be typically required for a larger project. For example, topographic lines have been provided for
23 the residential portion of the new lot.
24

25 The Board made several minor edits to the plan. A motion to find the application complete was made,
26 seconded and voted in the affirmative. A motion to approve the application, subject to the minor revisions
27 (note change, clarification of the no residential development area, and the addition of an existing curb cut
28 on the 3.8 acre portion of lot lot1), was made by member Angelillo, seconded by Mike Sutherland and
29 voted in the affirmative.
30

31 **Other business:** The February 6th minutes were approved as amended.
32

33 The meeting adjourned at 8:00pm.
34
35

36 Stephen Halleran

Judy Belyea, Chair

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **Meeting Monday March 6th 2017**
3 **Meriden Town Hall**

4
5 Members Present: Jane Stephenson Chair Elise Angelillo
6 Mike Sutherland Judy Belyea
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10 The meeting opened at 7:00pm
11

12 The February 20th minutes were approved as amended. The mylar for the Jordan subdivision was
13 signed, see 2/20/17 minutes for project details.
14

15 **John and Anne Donaghy subdivision:** Surveyor Chris Rollins explained the project. The
16 project involves the creation of one new lot from a 28 acre parcel. Map 231 lot 8 will be 16.10
17 undeveloped acres and map 231 lot 8-1 will be 12.06 undeveloped acres. The property is zoned
18 Rural Conservation I and is not served by public water or sewer. Chris noted that in regard to lot
19 8-1 there is a small school house lot (.10 of acre) on the property that he has not included in any
20 of the calculations. While not shown on the tax maps, this land may well still be owned by the
21 Town of Grantham School District #4. Likewise, there is a triangle of land between an existing
22 stonewall and Goodwin Road that the town’s tax maps show has belonging to KUA, however
23 Chris believes that KUA quit claimed this land some time ago to the Donaghy property. He has
24 shown the Donaghy land running all the way to the edge of Goodwin Road. It is the Donaghy’s
25 stated intensions to deed this lot to their son, who may develop a house on the property in the next
26 year or two. Shape factor for lot 8 is 21.08, lot 8-1 25.85. There being no other questions the
27 project was found to be complete and a vote to approve was made, seconded and voted in the
28 affirmative. Implied in this action was the acceptance of the 25.85 shape factor, which slightly
29 exceeds the preferred 25, but is well under the maximum of 30.
30

31 The meeting adjourned at 7:40pm.
32

33
34 Stephen Halleran

Jane Stephenson, Chair

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **Gathering Monday April 17th 2017**
3 **Meriden Town Hall**

4
5 Members Present: Jane Stephenson, Chair Elise Angelillo
6 Stephen Halleran, Alt

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8
9 Others Present: Evan Oxenham

10
11 The gathering opened at 7:00pm

12
13 Note, due to other commitments the Planning Board did not reach a quorum so this was not an
14 official meeting of the board, no decisions were made. Lee Oxenham of the town's Energy
15 Committee attended to share with those present the Energy Committees efforts to have Plainfield
16 join the Ready 100 Initiative. See March 1st Selectboard minutes. The effort involves committing
17 to trying, as a community, to reach 100% use of renewable energy for electricity by 2030 and
18 renewable for all energy usage by 2050. There are no regulatory teeth in the program, but a lot of
19 educational work will be done to achieve the goal. Hanover will have this item on their town
20 meeting this May. Plainfield's energy committee would like to have an article on the 2018 town
21 warrant for the effort.

22
23 The group thanked Evan and asked him to come back when the full board was able to attend.

24
25 The gathering concluded at 7:45pm.

26
27 The Planning Board's next meeting should be May 1st.

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30 Notes by Stephen Halleran
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32

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **Meeting Monday May 22nd 2017**
3 **Meriden Town Hall**

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5 Members Present: Jane Stephenson, Chair Elise Angelillo
6 Douglas Guest Judy Belyea
7 Jeff Allbright

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9
10 The Planning Board held site visits at Mac’s Happy Acres and Poor Thom’s Tavern moving to
11 the Meriden Town Hall at 7:00pm.

12
13 The meeting opened at 7:00pm

14
15 **Site Plan Review Mac’s Maple:** The Planning Board held a site plan review hearing for this as
16 built project. Mac’s Happy Acres has in recent years developed a maple business and as part of a
17 recent sugarhouse expansion established a maple products store which will include the sale of
18 maple ice cream. This hearing was designed to establish some perimeters for the store and to
19 review the project for compliance with town site plan review regulations. See file for project
20 details. The main concern for the Planning Board was the parking lot access drive as it relates to
21 the front of the maple store. Cars pulling into the lot will be close to patrons exiting the store. A
22 walkway from the door around the corner of the shop along the building to the proposed picnic
23 tables was suggested as a way of separating customers from cars. Liz and Tom McNamara noted
24 that if the store becomes very busy there is plenty of adjacent land to reconfigure the parking area
25 moving cars further away from the store. At the moment the store lot has been configured to hold
26 7 vehicles. Likewise, if necessary a one way access drive could be configured with cars exiting
27 on the east side of the sugarhouse, back to River Road. All outside lighting is either night sky
28 compliant or motion sensitive. The shop will have daily hours, but will not be open later than
29 9pm.

30 Chairwoman Stephenson suggested a review of the project in September of 2018, to
31 review how the site is working. In the interim, any changes to the parking area, grading, signage,
32 hours of operation, should be reviewed by the town prior to their construction. The McNamara’s
33 want families to come and enjoy the farm and making sure that everyone is safe on those visits is
34 important to all of them.

35 A motion to approve the site plan was made, seconded and voted in the affirmative.

36
37 **Site Plan Review Thom’s Tavern Outside Patio:** The hearing to add a 21 seat outside dining
38 patio was opened and Planning Board members began a discussion about their site visit. The
39 applicant has represented that the current parking lot contains 31 spaces and will be increased to
40 hold 37 spaces (5 employee, 1 ADA, 31 patron). Board members questioned whether this was
41 accurate based on the current size of the lot a maximum of 26 spaces is possible, but not 31, each
42 space is 10’x20’. It was noted that as originally approved the restaurant was to have 48 seats, it
43 now has 72 seats. The original parking lot was expanded after Thom Lappin decided to sprinkle
44 the building which resulted in a maximum state life safety code occupancy load of 72. At that
45 time the project should have come back to the ZBA and PB for review, but it did not. Town
46 Administrator Halleran was asked to confirm the parking lot measurements, but as it currently is
47 configured it would appear that the parking lot needs to have 6 spaces added just to satisfy the
48 indoor seating at the 72 seat level. The town has received concerns about tavern patrons parking
49 on both sides of Bean Road on Friday and Saturday evenings. The roadway becomes very
50 narrow and might not accommodate emergency vehicles like fire trucks.

1 Abutter Jane Witzel pointed out that the landscaping plan shown on the approved site
2 plan has not been completed and that light and noise spills over to her property. She also noted
3 that hours of operation of have been expanded without review and the sidewalk extension has not
4 occurred. At this time Thom Lappin withdrew his application for the patio, electing to leave the
5 meeting, effectively ending the discussion. Chairwoman Stephenson noted that a follow up letter
6 to Thom was needed to clarify what must be done to bring the existing restaurant into compliance
7 with town requirements.

8
9 **Other Business:** At his request the Planning Board agreed to make time available at their June 5th
10 meeting to meet with Harold “Dewey” Jones to discuss the Meriden Village Study Committees
11 planned work for 2017.

12
13 The meeting adjourned at 9:00pm.

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15
16 Stephen Halleran

Jane Stephenson, Chair

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **Meeting Monday June 12th 2017**
3 **Meriden Town Hall**

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5 Members Present: Jane Stephenson, Chair Elise Angelillo
6 Douglas Gest Jeff Allbright
7 Mike Sutherland
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9

10 The Meeting opened at 6:30 pm

11
12 **Site Visit:** The group, including members of the Plainfield Zoning Board met at the elementary
13 school to view the proposed location for the 137kw ground mounted solar array. Facility Manager
14 Bill Knight and Terry Donahue walked the group through the proposal. Six rows of panels,
15 approximately 150' long are planned for the wooded area between the trail head access and the
16 waster water plan drive. The site was chosen as a compromise, the original proposal called for
17 the array to be in the portion of the field adjacent to the groomer shed and trail head kiosk.
18

19 Bill explained the planned tree removal and site grading to be done. Several questions arose about
20 wetlands in the area. Tree removal should not significantly open up the view to the waste water
21 treatment plant. Currently, the treatment plant is not visible from the school access drive.
22

23 The group moved up to the Meriden Town Hall. The Planning Board sat through the ZBA review.
24 Note: In an effort to assist the school district the Zoning and Planning Boards both agreed to hold
25 hearings on the project the same evening.
26

27 Terry Donahue, Norwich Technologies, took the assembled group through the entire proposal.
28 The 137kw array will include six rows of panels, all wiring will be underground. Development of
29 the site will include tree removal, site grading, and assembly of the panels. A visual analysis has
30 been completed. The panels will likely be partially visible from three houses and will be entirely
31 visible from the PES driveway (School Street).
32

33 Terry explained that all wiring and equipment shall be UL approved and should pose no danger to
34 the public. The contract with the school calls for a fence, but that could be waived. If a fence is
35 not used, wire mesh- scrim will be used to keep people away from the electrical components
36 located on the back of the array panels. The useful life of the array is more than 20 years.
37

38 Kate Whybrow and Chris Foreman of the school board explained the process that the school
39 board has followed in approving the use of the PES campus for this project. They held three
40 public hearings, sent a mailing to the entire town and based on input from staff about any safety
41 risks associated with the array decided to move forward with the project. Whether the town buys
42 the array in the future is a separate decision. The array produces approximately the same amount
43 of electricity as the school uses in a year.
44

45 There being no public or abutters wishing to be heard, the public hearing was closed and the
46 board found the application to be sufficient to move forward.
47

48 Having just sat through the ZBA work on the case, the Planning Board focused its efforts on the
49 site details, particularly whether or not wetlands were present on the site. It was unclear to the
50 board whether or not a wetland permit was needed for the land conversion portion of the project.
51 The board determined that a wetland delineation by a certified soil scientist was necessary. If

1 wetlands are present, is the disturbance to them significant enough to require a NHDES wetland
2 bureau permit.

3

4 Like the Zoning Board, the Planning Board left the issue of fencing to the School Board. The
5 current contract for the site calls for fencing a waiver by the School Board is necessary to not
6 fence the project.

7

8 A motion to approve the site plan, conditioned on the receipt of a wetland delineation by a soil
9 scientist for the array was made, seconded and voted in the affirmative.

10

11 The meeting adjourned at 9:15pm. The Planning Board's next meeting will be July 17th.

12

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15 Stephen Halleran

Jane Stephenson, Chair

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2 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
3 **Meeting Monday August 7th 2017**
4 **Meriden Town Hall**
5

6 Members Present: Jane Stephenson, Chair Elise Angelillo
7 Douglas Gest Jeff Allbright
8 Mike Sutherland Judy Belyea
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11 The Meeting opened at 7:00 pm.
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14 **Lundy's Lawn Care Site Plan Review:** Chairwoman Stephenson opened the hearing by reading
15 the posted notice. The use was approved in May by the Zoning Board, case 17-02. Patrick
16 Lundrigan explained that his company employees about five people and performs lawn care and
17 landscaping services as well as snow removal services. The business has outgrown his home,
18 located just up the road. The 4 acre vacant lot purchased from Larry Greenwood will be
19 developed to include a 250' long driveway with a cleared area approximately one acre in size. A
20 40'x 60' steel shop building will be constructed on the site. A vegetative buffer will be
21 maintained around the perimeter of the lot. This buffer may have to be added to on the south side
22 to provide some additional screening for the Guerin property. All lighting will be night sky
23 compliant. Bulk product like mulch and salt will be stored on the site in properly constructed
24 bunkers. Planning Board member Mike Sutherland provided a copy of the State of New
25 Hampshire's best management practices for salt storage facilities. At this time no sign is
26 proposed for the street, however one might be added in the future. The NH DOT has approved an
27 amendment to the driveway permit from residential use to commercial use.
28

29 Abutter Susan Spencer did not speak against the application but asked the Planning Board to
30 condition its approval so as to minimize the impact of a commercial use in a residential neighbor.
31 The vegetative buffer and the lack of a business sign were things Susan supported.
32

33 There being no one else wishing to speak a motion to approve the application was made,
34 seconded and voted in the affirmative. The board's approval was conditioned upon the following:

- 35 1) Salt storage bin to be constructed as depicted in the DES best management practices
36 bulletin.
37 2) All outside lighting to be dark sky compliant
38 3) A vegetative buffer around the perimeter of the lot is to be maintained.
39 4) Site grading is to be done to provide sheet drainage from the parking area before run off
40 enters either of the two drainage courses on the lot.
41

42 **Mt. Valley Treatment Center:** Chairwoman Jane Stephen opened the public hearing by reading
43 the posted notice. The use received ZBA approval in July, case 17-07. In summary, Mt. Valley
44 Treatment Center is a not for profit organization in Pike NH located on the campus of the Upper
45 Valley Stewardship Center. Mt Valley is affiliated with an organization that operates several
46 adolescent treatment facilities. The program includes up to 24 enrollees, boys and girl (13-20
47 years old) who spend 60-90 days at the treatment center working on their anxiety disorders. The
48 admissions process is stringent and does not accept those with either substance abuse problems or
49 a history of criminal activity. The organization is registered as an adolescent health provider that is
50 licensed by the state of New Hampshire. Approximately 30 employees work at the facility. The
51 application seeks to relocate the Mt. Valley operation from Pike to Plainfield, utilizing the former

1 Home Hill Inn property on River Road consisting of 25 acres. Attorney Brad Atwood explained
2 that very few changes are planned for the site. A new employee parking lot will be established
3 adjacent to the field and on the right of the existing access driveway. The Inn itself and various
4 outbuildings will receive some renovations but basically will not be changed significantly. The
5 existing pool will be filled in and converted to a garden. A new sign is being developed and will
6 look similar to the former Inn's sign. The Inn is served by three modern septic system all
7 approved the NH DES. The design loading for those systems exceeds Mt. Valley's needs.
8 Randall Mudge and Associates out of Hanover is performing a life safety code review of the
9 facility. The Inn is already alarmed and sprinkled. Board members reviewed the various
10 submittals and plans, noting that the parking lot design would need to be reviewed by the board.
11 A motion to approve the site plan, subject to receipt of the parking lot plans was made seconded
12 and voted in the affirmative.

13
14 The Planning Board also signed off on a voluntary lot merger. Pursuant to RSA 674:39 tax map
15 238 lots 8 & 9 will be merged back into a single parcel for zoning and assessing purposes.

16
17 **Other Business:** The June 5th and June 12th were approved as amended.

18
19 The board's next meeting will be Monday August 21st and will feature two more site plan
20 reviews.

21
22 Stephen Halleran

Jane Stephenson, Chair

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **Meeting Monday August 21st 2017**
3 **Meriden Town Hall**
4

5 Members Present: Jane Stephenson, Chair Elise Angelillo
6 Jeff Allbright Mike Sutherland
7
8

9 The Meeting opened at 7:00 pm.
10

11 **Brite Lite Electric Site Plan Review:** Chairman Stephenson opened the public hearing.
12 Applicant Mat Smith explained that they wish to establish their electrical contractor
13 business at property located at #1214 Route 12A (formerly G&S Trucking) tax map 256
14 lot 12 in Plainfield Village. The company employees eight (8) people including the
15 owners on a year round basis. The property will be used as a home base for the company
16 which does nearly all of its work out on job sites. Little if any retail or customer traffic is
17 anticipated. Employees will arrive in the morning, load vehicles and leave for the day,
18 returning at night. Brite Lite trucks are pick up truck sized vehicles. The company owns a
19 small bucket truck on a ¾ ton truck. Hours of operation are Monday-Saturday 5am to
20 6pm. Once or twice per week freight companies will make delivery to the yard. Initial
21 plans are to clean up the site of debris, do some maintenance to the building, and add a
22 sign to the front. No new buildings are planned at this time. The use was approved by the
23 ZBA last week, case 17-07.
24

25 Chairman Stephenson asked for abutter comments. Cheryl Grabe and Helen Koehler both
26 spoke in favor of the application noting the proposed use seems less intensive than some
27 of the previous uses the property has been put to. Historically, the building has been used
28 as a car sales business, heavy truck body fabrications, dumpster sales and a head quarters
29 for a small rubbish removal business. The Gallagher Family has owned the property since
30 the 1970's.
31

32 There being no further comments the public hearing was closed.
33

34 In reviewing the plans the board determined that parking was more than adequate, lot
35 coverage was not an issue and that in general the building as currently configured was
36 well suited for the proposed use. Mat Smith indicated that he would bring forward
37 additional details for their sign; however, all lighting including the sign would be dark
38 sky compliant. Two dumpster are likely and will be located behind the building. Storage
39 of electrical equipment will be either inside or behind the building as well.
40

41 A motion to approve the site plan was made and seconded. Discussion focused in
42 support for the efforts of the new owners to bring some renewal to the building and its
43 grounds. The approval motion was voted in the affirmative 4 to 0.
44

45 **Other Business:** The Board reviewed some traffic data for the Main Street Route 120
46 intersection. The data was compiled by our RPC as part of an effort to determine if a
47 pedestrian crossing device is needed. The result of that work was that there are not

1 enough pedestrian crossings to warrant a device. About 1,400 cars a day travel on Route
2 120. Some 600 a day travel on Main Street, 200 a day on Bean Road.

3

4 The board began its review of possible ADU ordinance changes. The changes are
5 necessary to keep the ordinance in line with the state's adoption of 674:72 the Accessory
6 Dwelling Unit statute.

7

8 The meeting adjourned at 8:15pm. The group's next meeting will be Monday September
9 18th.

10

11

12 Stephen Halleran

Jane Stephenson, Chair

13

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **Meeting Monday September 18th 2017**
3 **Meriden Town Hall**

4
5 Members Present: Mike Sutherland, Vice Chair Elise Angelillo
6 Judy Belyea Stephen Hallerna, Alt
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8

9 The Meeting opened at 7:00 pm.

10
11 Mike Sutherland called the meeting to order. As several members are away for the meeting,
12 Stephen Halleran will use his appointed position as alternate to the PB to reach a quorum.
13

14 **Mt Valley Treatment Center follow up:** David Chabot and Carl Lovejoy representing the Mt.
15 Valley Treatment Center met with the Board to follow up on their parking lot design, see site plan
16 review August 7th meeting minutes. Rather than develop one 24 space employee lot, the
17 treatment center is proposing two smaller employee lots on the campus. Both to be located near
18 the cottage building (see plan), away from the existing main entrance parking which will be
19 reserved for parents and guests. One lot will fit 5 cars, the other 19. A motion to accept the
20 parking plan was made seconded and voted in the affirmative.
21

22 David Chabot next explained that there is a need for a small 24x30 addition to the carriage house
23 to meet their staffing office space needs. The addition is not for more beds. The carriage house is
24 located behind and to the north of the main inn and is far from all abutting residences. David
25 Chabot requested a waiver of site plan review for this modest addition. The board deliberated the
26 request and given the size of the Home Hill property and the number of existing buildings, the
27 board felt that this addition was incidental to the campus and would not change the outcome of
28 the previous site approved site plan. A motion to approve the waive request was made, seconded
29 and voted in the affirmative.
30

31 **Bart Industries:** Applicant Robert Baylon explained that Bart Industries is a small
32 company in Bellows Falls Vt the proposal is to develop a 3,500 sq ft warehouse on the
33 property for the storage and distribution of dry foods. No refrigeration is necessary so
34 there are no compressors or extensive mechanical systems running outside the building.
35 These facilities work in the following manner: Around mid day a tractor trailer brings the
36 bulk food into the warehouse. Each morning six delivery trucks leave for the day around
37 6:30am, returning late in the afternoon. The trucks are reloaded and parked for the night
38 until the next morning. No employees work in the building during the day. There is a
39 small office for the district manager to do paperwork. The facility will have a well and a
40 septic system. The grounds will be landscaped and screened from neighbors; all outside
41 lighting will be either be motion sensitive or dark sky compliant. In regard to landscaping
42 shrubs are planned for along Route 12A with evergreen hedge screens along the Troy
43 Hall and Amy Franklin common lines. The applicant is willing to work with all abutters
44 to make modest changes to the landscape plan if that will improve the facility from their
45 view point. Chairman Sutherland drilled down on the dark sky complaint lighting
46 requirement, noting that many steel buildings come with what is reported to be dark sky
47 lights, but in fact they are not. True cut off fixtures stop all side light. The applicant was
48 provided a schematic which showed dark sky complaint fixtures. Mr. Baylon indicated he
49 would make sure a compliant fixture was used. All lighting will be on the building, not

1 post lights are planned for the facility. The possible use of LED lights, which can be
2 softer to the eye, was discussed as well. No sign is planned for the facility. There is no
3 retail traffic at the facility. Paul Franklin asked the applicant to do all that he could to
4 preserve the Route 12A transition from Lebanon into Plainfield. While there is some
5 commercial development along the road in Plainfield, much of the area is agricultural
6 farms, residential uses and forest land. Planting some evergreen trees around the building
7 was suggested as one way to soften the impact of the butler style building and to assist
8 with the view from abutter Karen Aldrich's house which sits up on a knoll across from
9 the new use.

10
11 Aside from the development of the 70'x50' single story warehouse, and a half acre
12 parking lot driveway the rest of the 3.5 acres will be planted in grass landscaped and
13 mowed regularly. Lot coverage for the project is calculated at 19%. The NHDOT is
14 currently reviewing the driveway access, but a single access in the middle of the property
15 is proposed, eliminating the two existing curb cuts from previous uses. The hope is to use
16 the existing well, which has tested as potable water in the past. If necessary a new well
17 will be drilled. A beige colored building is proposed.

18
19 Abutters asked that the screening be enhanced over what has been proposed, Amy
20 Franklin noted that the applicant has been in touch with her and she is willing to work
21 with them on screening options. She encouraged them to employ security cameras at the
22 facility. In its current state the property gets more late activity than would seem
23 necessary for a vacant lot.

24
25 Abutter Karen Aldrich spoke in favor of having some additional screening around the
26 building to soften the view from her house.

27
28 There being no other questions or concerns a motion was made to approve the site plan
29 subject to the following conditions:

- 30 1) All building lighting will be building mounted and dark sky compliant fixtures. The
31 specification sheets for the fixtures will become part of the file.
- 32 2) Landscaping will be as represented on the plan and to include the suggestions made by
33 abutters. Any necessary arbitration of the final plan will be handled by the town's Zoning
34 Administrator.
- 35 3) Receipt of a NHDOT driveway permit.
- 36 4) Receipt of an approved NHDES septic plan.

37
38 The motion was seconded and voted in the affirmative

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40 The meeting adjourned at 8:15pm.

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43 Stephen Halleran

Mike Sutherland, Vice Chair

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1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **Meeting Monday October 16th 2017**
3 **Meriden Town Hall**

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

8 The Meeting opened at 6:15 pm.
9

10 The Board met with Elizabeth McNamara as a follow up to the Mac's Maple site plan. The group
11 discussed how the facility was functioning. The close proximity of the access drive and front door
12 were the main focus of the follow up. Elizabeth McNamara agreed that during the June to
13 September busy season the access road would be rerouted down between the Sugarhouse and the
14 River Road, leaving the front door area exclusively for customers coming and going from the
15 maple store. During off season times the original driveway configuration will be used as it is
16 better suited for the sap deliveries to the sugarhouse.

17
18 In the near future, additional directional signs will be installed along with a new business sign.
19

20 The group moved to the Meriden Town Hall.
21

22 **Martin one lot subdivision:** Chairman Stephenson opened the hearing, reading the posted notice.
23 Surveyor Chris Rollins explained that Andrew and Christina Martin of Plainfield NH have filed
24 an application for subdivision of 55 acres of property (map 215- lot 10 &11) fronting on Willow
25 Brook Road, #520. The project involves the elimination of one lot (10) and the creation of one
26 newly configured lot. The existing lot 10 (5 acres) will be eliminated and replaced with a new lot
27 10 of 1.6 acres. No new lots are being created. The property is zoned Village Residential, Rural
28 Residential and Rural Conservation II and is not served by public water or sewer. The plan is to
29 use the existing driveway to serve both lots, a right of way over lot 10 for lot 11 will insure
30 continued use of the driveway going forward. The new lot 10 will be used by the owner's father
31 for a small house. PB questioned the shape of the lot, Chris noted that the lot includes
32 topographical features of the land that lend themselves to a nice house site. The lot conforms with
33 the zoning ordinance and has a shape factor of 17. The application was found to be complete and
34 the reconfiguration of lot 10 was approved on a unanimous vote.
35

36 **Meriden Solar One (MVWD 53 kW solar array) Site Plan:** Based on its review of the plan to
37 place the array on the hillside directly behind the plant and expand the existing chain link fence
38 around the array. The board noted that this array, which can't be seen from any road or residence
39 and is to be located next to the waste water plant has few if any site plan issues for the board to
40 consider. No outside lighting is planned and fencing has been addressed. The Planning Board
41 voted to waive the site plan review for the application.
42

43 **Other Business:** The Planning Board discussed three outstanding issues at Thom's Tavern that
44 need to be completed. The parking lot needs to be expanded, the landscaping plan completed and
45 a path or sidewalk from Rte 120 constructed. The Planning Board felt that the parking and path
46 should be done before snow. Thom was made aware of these deficiencies back in May.
47

48 The meeting adjourned at 8:15pm
49

50 Stephen Halleran

Jane Stephenson

1
2 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
3 **Meeting Monday November 6th 2017**
4 **Meriden Town Hall**

5
6 Members Present: Jane Stephenson, Chair Mike Sutherland
7 Elise Angelillo Jeff Allbright
8 Doug Gest Judy Belyea
9

10 The Meeting opened at 7:00 pm.

11
12 **KUA Lights:** Hunter Ulf, Chief Operating Officer for KUA, met with the Planning Board to
13 discuss the recent light fixture swap out on Main Street and much of the rest of the KUA campus.
14 Hunter explained that the new fixtures are compliant with the dark sky rules, but that by design
15 the new lights throw a lot of illumination to the sides and the white light is very bright. The goal
16 was to make the campus safer for pedestrians and motorists using Main Street. Planning Board
17 members did not necessarily disagree with the new lights, but felt that KUA had missed a step in
18 their process. In the past, light fixture changes, particularly on Main Street, have come before the
19 PB for site plan review. These new fixtures should have as well. Hunter apologized for his
20 oversight. The documentation for the next fixtures will be added to the KUA street light file. At
21 this time no further action is necessary. The town has not received any complaints about the new
22 lights.

23
24 **Scenic Road Hearing:** A request was made by Liberty Utilities to perform routine tree trimming
25 and line maintenance on the following Plainfield scenic roads: Chellis Road (1984) , Colby Hill
26 Rd (1972), Grantham Mt. Road (1977), Harriman Road (1978) and Whitaker (1977). Liberty
27 Utility Forester Jeff Carney explained the project noting that he had, earlier in the day, driven all
28 the roads with Planning Board member Jeff Allbright and Town Administrator Steve Halleran.
29 Both Jeff and Steve concurred that the work appears to have minimal visual impact and involves
30 very few whole tree removals. Liberty is on a four year trimming cycle which dramatically
31 reduces the visual impact of the trimming and results in significant improvement on line
32 reliability. By example, Liberty had the fewest outages of any of Plainfield's three electric
33 utilities during the recent historic wind storm. Jeff Carney noted that as part of the proposed
34 work, several trees missed along River Road, Black Hill and Pierce Roads during the last
35 trimming cycle will be removed now. These trees were approved for removal back in 2015 at a
36 scenic road hearing. There was no objection. A motion to approve the proposed work as noted in
37 the application letter was made, seconded, and voted in the affirmative.

38
39 **Zoning Change:** The Planning Board made its initial review of a proposed zoning change to
40 bring the town's existing accessory dwelling unit ordinance into material conformance with the
41 new state statute RSA 674:71. The work is a result of a legal review requested by the town
42 conducted by attorney Barry Schuster who compared the town ordinance to the newly enacted
43 state law.

44
45 The meeting adjourned at 8:15pm, the next meeting is scheduled for November 20th at 7pm
46 Meriden Town Hall.

47
48
49 Stephen Halleran

Jane Stephenson

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **Meeting Monday November 20th 2017**
3 **Meriden Town Hall**

4
5 Members Present: Jane Stephenson, Chair Elise Angelillo
6 Jeff Allbright Judy Belyea

7
8 The Meeting opened at 7:00 pm.

9
10 **Hodgeman Subdivision:** Jane Stephenson read the posting. Stuart and Helen Hodgeman of
11 Cornish NH have filed an application for subdivision of 33 acres of property (map 274 lot 1)
12 fronting on Dodge Road. Lot 1 to be 15.42 acres and to include the existing garage, lot 2 17.65
13 undeveloped acres. The property is zoned Rural Residential and is not served by public water or
14 sewer. Surveyor Wayne McCutcheon explained the project and the strange configuration of the
15 lots. Each lot is greater than 15 acres, so the shape factor does not apply. Lot 1 is particularly
16 odd in its shape and is likely to be retained by the Hodgemans. It contains a garage and some
17 back land that wraps around lot 2. Abutter Colleen O'Neil was in attendance. Her property abuts
18 lot 1 on two sides. Lot 2 has an existing driveway and contains the old mansion house site and
19 has a beautiful view of Mt Ascutney. This lot will likely be offered for sale. While not supportive
20 of the shape of lot 1, the PB recognized that both lots conform to the town's regulations. The
21 application was found to be complete. A typo on the plan was noted, Wayne McCutcheon will
22 correct this on the final prints and mylar. A motion to approve the application followed and was
23 voted in the affirmative.

24
25 The minutes of November 6th were approved as amended.

26
27 The board's next meeting will be Monday December 4th.

28
29 The meeting adjourned at 8:00pm.

30
31
32 Stephen Halleran

Jane Stephenson

33
34
35

1 **Meeting Monday December 4th 2017**
2 **Meriden Town Hall**

3
4 Members Present: Jane Stephenson, Chair Elise Angelillo
5 Mike Sutherland Stephen Halleran
6

7
8 The Meeting opened at 7:00 pm.
9

10 The November 20th minutes were approved as amended.
11

12 **Zoning Changes:** The Planning Board conducted a detailed review of the proposed changes to
13 the town's ADU ordinance. The proposed changes are a result of the recent enactment of RSA
14 674:73 the state ADU law. Attorney Schuster has been involved in the development of the
15 changes. A public hearing on the changes is scheduled for the November 18th meeting.
16

17 The meeting adjourned at 8:00pm.
18

19 Stephen Halleran

Jane Stephenson

20

1 **Meeting Monday December 18th 2017**
2 **Meriden Town Hall**

3
4 Members Present: Jane Stephenson, Chair Elise Angelillo
5 Mike Sutherland Stephen Halleran
6

7
8 The Meeting opened at 7:00 pm.
9

10 The December 4th minutes were approved as presented.
11

12 **Zoning Changes:** As noticed, the Planning Board held a public hearing on proposed changes to
13 the town's accessory dwelling unit (ADU) ordinance. The changes are designed to insure that the
14 ordinance is in conformance with the state's ADU law that was enacted in 2017. See attached.
15

16 The hearing was opened at 7:10pm. There being no members of the public wishing to comment
17 the hearing was closed at 7:15pm. The Planning Board made two minor grammatical changes to
18 the draft and then voted to forward the changes to the town clerk for inclusion in the 2018 town
19 warrant.
20

21 The meeting adjourned at 8:00pm.
22

23 Stephen Halleran
24

Jane Stephenson