

1 draft
2 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
3 **Meeting**
4 **April 30th 2012**
5 **Meriden Town Hall**
6

7 Members Present: Jane Stephenson, Chair Judy Belyea
8 Allan Ferguson Jeffrey Albright
9

10 The meeting opened at 7:00pm
11

12 **Anne's Country Store Site Plan Review:** Following up on the previous meetings
13 preliminary discussion, the Planning Board held a formal site plan review for Anne Yates
14 who is proposing two additions to the store. The total square footage of the modified
15 building will continue to conform with the Zoning Board's approval for the project issued
16 back in 2005, case 05-03 which envision the additional space. The main addition is
17 24'x24' to the south end of the store and will provide customer seating associated with
18 the deli portion of the business and some additional storage for the store. The other
19 addition is on the north end of the store (8'X17') and will be used to make improvements
20 to the kitchen. The store's septic system is being redone as part of this project. The
21 original system is not adequate to meet the current and future needs of the facility in the
22 long-term. Ann noted that 14 parking spaces will continue to exist for the store and that
23 the one new outside light needed for the project will be dark sky complaint. Board
24 member Albright encouraged Anne to contact the NHDOT with any landscaping plans
25 that involve locating objects within the state's right of way for Route 12A.
26

27 The board reviewed the existing facility for conformance the previously approved site
28 plan.
29

30 Under the new plan, the facilities waste disposal dumpsters will remain on the south side
31 of the store, to the north is a residential building that is in close proximity. Gas pumps,
32 tanks, and the existing canopy are not affected by the additions, nor is the front entrance
33 to the store.
34

35 Board members noted the positive response from the community for the work that Anne
36 has put into the store and felt that the additions would improve the store's function.
37

38 Plainfield residents Robert and Carol Marrazzo of Townline Equipment attended the
39 hearing to lend support for Anne's business. There being no else wishing to speak a
40 motion was offered to approve the site plan review as presented. The motion was
41 seconded and voted in the affirmative.
42

1 **Other business:** The board reviewed the files of two projects for the May meeting. The
2 first is a one lot subdivision of the Sharkey property on Old County Road, the other a four
3 lot subdivision of property owned by Shirley Hudson, also on Old County Road.

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5 The Planning Board's next meeting is May 21st.

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7 The meeting adjourned at 8:15pm.

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9 Submitted,

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11 Stephen Halleran

Jane Stephenson, Chair

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