MINUTES OF THE PLAINFIELD PLANNING BOARD
January 5th 2009
Meriden Town Hall

Members Present: Jane Stephenson Judy Belyea
Ruth Cassedy Mike Sutherland
Greg Estey Allan Ferguson

The meeting opened at 7:00pm

Minutes of December 15, 2008 were reviewed and approved without amendment.

Dad’s House LLC: The hearing for the Dad’s House LLC subdivision on Bean Road
was opened at 7pm. Representing Dad’s House LLC were Pat Buccellato from Pathways
Consulting, Attorney Robert Keane representing Mr. Pope, and Jim Gray, COO at KUA.
Abutter Allan Reetz was also present.

Pat Buccellato states that the 3.5 acre lot being subdivided from the larger lot has an
existing septic system approved by DES for a nine bedroom residential use. He stated
regulations for residential use are different than for commercial use. Mr. Reetz
commented that KUA rents rooms at Dad’s House and will also rent the space to the
general public for various functions, and asked if this would be considered commercial
use. Mr. Buccellato was unaware that the building was occasionally rented for a fee.
However, he maintains that the system was overbuilt, and can handle 1,350 gallons of
water daily. State regulations for commercial use require a septic design that handles 10
gallons per person daily, so the system has the capacity for over 130 people to use it
daily. He stated the guesthouse now has five bedrooms, but then the question was raised
about the adjoining building. No one in the room knew how many bedrooms were in that
building, but they believe two. That building has not been remodeled, and there is no one
occupying it at the present time, but Mr. Gray indicates it might be used in the future. In
any case for the proposed use for the facility is intermittent.

A review of the original septic plan indicates that it was designed to handle five
bedrooms in Dad’s House, and two in the adjacent building, for a total of seven
bedrooms. The Board concurred that the septic system appears to be more than adequate
to handle the current patterns of use, but that if the guesthouse were to become more
commercial in nature, this would trigger another review.

Mr. Keane states that Mr. Pope plans to gift the house and 3.5 acres to KUA, and retain
the remaining land. He has no current plans for further subdivision or development, but is
seeking a means to recoup some of his investment in the property. We discussed whether
there has been any effort to pursue a conservation easement on the open fields. Mr.
Keane states they are open to discussions with neighbors/abutters and are also planning
an appraisal of the remaining acreage to evaluate the potential tax benefits of a
conservation easement. He states Mr. Pope is committed to protecting the view shed from
the guesthouse. Ms. Stephenson asked if the 3.5 acre parcel being subdivided has been in
current use, and no one knew the answer. The completeness motion was approved, and then the subdivision was approved with the usual waivers for a minor land subdivision.

**Zoning Changes:** The Board then discussed future zoning issues/changes. Based on the ZBA’s comments about wanting something in the regulations re: wind farms, Jane had done a comparison of the language in our current regulations re: cell towers (WCFs) with the language in some of the model wind farm ordinances we had previously reviewed, and shared this with the Board. It appears that we could rather easily develop a 2 page ordinance on wind farms which would be similar in most respects to the WCFs regulations. Sutherland raised the question of reviewing our lighting standards based on the information Des had provided.

Member Ferguson raised the question of further protecting our water resources, and Sutherland said the next step would be to do a wetlands mapping, but this would require money. However, we have no idea what the costs would be, and would need to obtain estimates from firms that do this kind of work. It’s also possible that KUA students might be able to assist with wetlands mapping as part of a class project. Member Ferguson asked if the Conservation Commission is concerned about water resources and protection of the watershed and, if so, would they be willing to use some of their funds for mapping. He will call David Grobe to discuss, and report back at the next meeting.

The meeting was adjourned at 8pm.

Submitted:

Jane Stephenson
MINUTES OF THE PLAINFIELD PLANNING BOARD

January 26th 2009
Meriden Town Hall

Members Present: Jane Stephenson Judy Belyea
Ruth Cassedy Mike Sutherland
Allan Ferguson

The meeting opened at 7:00pm

The Board approved the January 5th meeting minutes as amended.

Dad’s House LLC Halleran presented the Dad’s House LLC mylar for signing. See January 5th minutes for background. He noted that the town office has become aware that the Dad’s House LLC had deeded the entire property back to KUA on December 23rd. This was before the January 5th hearing, at which was, Dad’s House LLC represented itself as the applicant. The Planning Board questioned whether the subdivision was properly handled. The Board expressed disappointment that KUA, its agents, or attorney had not disclosed this information at the January 5th hearing. The board declined to sign the mylar until an explanation is received from the applicant or the new owner.

Zoning changes: The board continued its discussions on possible zoning changes for 2010. Work force housing and wind powered generator regulations are the two main proprieties at this time. Halleran discussed with the group some of the ZBA comments and concerns when handling a recent wind powered generator application. The Planning board determined that a good next step would be a joint meeting with the Zoning Board. Halleran will try to set this up for February 9th, the next ZBA meeting.

The meeting adjourned at 8:15pm.

Submitted,

Stephen Halleran

Jane Stephenson
PB Chair
MINUTES OF THE PLAINFIELD PLANNING BOARD
March 2nd 2009 Meeting
Meriden Town Hall

Members Present: Jane Stephenson Judy Belyea
Allan Ferguson Greg Estey

The meeting opened at 7:10pm

Scott Annexation: Surveyor Chris Rollins represented the Scotts for this hearing which involves the transfer of 2936 square feet (.07 acre) from the Scott’s property (107-24) to land owned by the Plainfield Historical Society (107-25). The goal of the project being to ensure that in the future the Historical Society has sufficient land to allow for a small storage addition to the rear of the building. Chris Rollins noted that he has configured the annexation to bring the Historical Society’s building into conformance with the existing side setback regulations as well as adding enough land to the rear of the parcel to accommodate the addition. By his calculations lot coverage for the parcel, with the addition, will be 18% the maximum allowed for lot coverage is 20%.

Resident David Chellis questioned the need for parking for the parcel. The board determined that as the proposed addition was for storage no change to the existing parking approach was necessary. Halleran noted that if parking were an issue the Society has the option of using the “approved alternative parking plan” special exception that is found in the zoning ordinance for VR zoned properties.

There being no abutters wishing to comment and no other discussion from the board a motion to find the annexation application complete was made, seconded and voted in the affirmative. A motion to approve the application followed and was approved unanimously.

Stoddard Preliminary Discussion four lot division: Surveyor Wayne McCutcheon and Robert and Rachel Stoddard met with the Planning Board to discuss a possible division of the couples 217 Chellis Road property into four large lots. The property is zoned Rural Residential and all lots would conform to road frontage, acreage, and lot size and shape requirements. A no build restriction is planned for the open fields on each lot. Wayne asked if the board would consider waiving 5’ interval contours for this application, he could provide 10’ contours from existing data. The board reviewed the property using Google Earth Plus and determined from the aerial photos that given the size of the parcel, neither slopes and wetlands were significant issues for three additional lots. This being the case the 5’ contour requirement was waived but the plan should show 10’ topography lines.

Wayne McCutcheon Heirs of Alice Hendrick Plan: Surveyor Wayne McCutcheon provided the Board with a corrected copy of the Hendrick plan from 2001. Wayne noted that a new abutter to the property has found an error in the 2001 plan that resulted in 1.2 acres of his property being shown as part of the Hendrick parcel. This plan is intended to
correct that error. A note on the new plan explains the error. Halleran noted that he has spoken with the Hendrick family to confirm that they are aware of this issue and do not object to the finding. Likewise, the 2001 project is not adversely impacted by this change. The various parcels that were approved in 2001 are still permitted and conform with the zoning ordinance.

Jane Stephenson signed the corrected mylar which will now be recorded and will be available for future reference.

**Wind Powered Generator Ordinance:** The Planning Board spent time reviewing the draft of the proposed wind powered electric generator ordinance, which has been closely modeled after the town’s existing communication tower ordinance. As part of these discussions it was decided to increase the setback for these structures on Scenic Roads from the 110% of height to 220%. There was also discussion about the need to reconcile any differences between the wind powered generating ordinance and the existing telecommunication ordinance as both regulate very similarly sized structures.

The meeting adjourned at 9:00pm.

Submitted,

Stephen Halleran

Jane Stephenson

PB Chair
MINUTES OF THE PLAINFIELD PLANNING BOARD
March 16th 2009 Meeting
Meriden Town Hall

Members Present:  Jane Stephenson       Mike Sutherland
                 Allan Ferguson           Greg Estey

The meeting opened at 7:10pm

The March 2nd meeting minutes were approved as amended. Jane Stephenson signed a second “corrected” mylar for the Heirs of Alice Hendrick Plan see March 2nd 2009. Last meeting’s version did not include the necessary blank upper right hand corner that is required by the Sullivan County Registry.

The majority of the meeting was spent reviewing the second draft of the proposed wind generating systems ordinance. Using the state’s guidelines, the state’s model ordinance and RSA 674, the board improved/clarified language of the draft. The need to ensure that the ordinance is adequate, not only for small residential units, but also for all projects that range in size from the residential to the 30 megawatt sized project that comes under review by RSA 162.

Chairwoman Stephenson discussed with the board her continued investigation of obstacles to completing work force housing type projects. Jane has been speaking with local developers to attempt to gain insight on their perspective for these projects. The main take away, so far, has been that the community must be in favor of the concept. Abutters and groups in opposition to a proposal can easily delay and complicate the project to the point where all hope of doing “affordable” housing units is lost.

The group will meet next on Monday April 6th 2009.

Submitted,

Stephen Halleran       Jane Stephenson
PB Chair


MINUTES OF THE PLAINFIELD PLANNING BOARD
April 20th 2009 Meeting
Meriden Town Hall

Members Present:  Jane Stephenson  Mike Sutherland
Allan Ferguson   Greg Estey
Judy Belyea

The meeting opened at 7:00pm

This being the first meeting since March 16th the minutes of the 16th were approved as amended. A quorum of board members was not reached on April 6th so no meeting took place.

The Planning Board discussed their upcoming hearing schedule. The board determined that due to vacations and necessary recusals, the KUA Site Plan for the Hall Farm relocation project, must be moved from May 18th to June 1st. The meeting on the 18th will be cancelled.

Meriden Fire Department: The board met informally with Chief Best who shared with the group the department’s preliminary plans to enlarge the fire station building. The expansion will be possible thanks to the gift of land by KUA. The Planning Board determined, that while it’s likely that the MVFD could be considered exempt from the site plan review, the board prefers to have all governmental projects come through the same process as private business. A site plan for the project will be noticed once final decisions about the building have been made.

Wind Powered Electric Generator Ordinance: The board continued its work on this ongoing project. Halleran noted that language has been added to allow for the hiring of a private consultant to work on behalf of the town for mid and large sized projects. Board members endorsed this approach, but felt that the ordinance must be clearer as to the standards that the consultant will use to evaluate the project. Halleran will continue working on improving the language.

The meeting adjourned at 8:30pm. The next Planning Board meeting is scheduled for May 4th.

Submitted,

Stephen Halleran  Jane Stephenson
PB Chair
MINUTES OF THE PLAINFIELD PLANNING BOARD

May 4th 2009 Meeting
Meriden Town Hall

Members Present: Jane Stephenson Ruth Cassedy
Allan Ferguson Greg Estey
Judy Belyea

The meeting opened at 7:00pm

The April 20th minutes were approved as amended.

Greg Estey and Allan Ferguson reported on the day they spent at the State Office of Energy and Planning Conference. The day was filled with many useful topics, among them, permitting for alternative energy devices, and the new work force housing legislation.

The board held a brief discussion about the schedule of the Hall Farm relocation project that KUA is bringing before the various town boards. The ZBA will be reviewing a request for a front yard setback encroachment on May 11th and the site plan for the relocation of the farmhouse will be held with the Planning Board on June 1st. The proposed location for the farmhouse is between Welch and Huse House.

The Planning Board reviewed some additional materials on Wind Powered Electric Generators (copies attached). In particular, the European Best Management Practices for large scale wind farms was of particular interest. Halleran plans to talk with municipal officials in Unity NH, Barton and Sheffield VT all towns’ that have recently been impacted by large-scale wind farms. The goal of the work is to develop an ordinance that promotes small-scale alternative energy projects, but at the same time includes sufficient review provisions to handle large scale commercial operations.

Chairwoman Stephen proposed that the Planning Board begin a review of the 2003 Master Plan for updating. This work will begin at the board’s June 15th meeting.

Submitted,

Stephen Halleran                                             Jane Stephenson
PB Chair
MINUTES OF THE PLAINFIELD PLANNING BOARD
June 1st 2009 Meeting
Meriden Town Hall

Members Present: Jane Stephenson Ruth Cassedy
Allan Ferguson Greg Estey
Judy Belyea Des Hudson

The meeting opened at 7:00pm

The May 4th 2009 minutes were approved as amended.

Halleran noted that the KUA site plan review for the relocation of the Hall farmhouse has been withdrawn. Jim Gray CFO of Kimball Union explained that the school wishes to have more time to study the project as it relates to other possible campus projects.

KUA to the Meriden Fire Department Annexation: Jane Stephenson opened the hearing. Steve Halleran read the posted notice. Surveyor Chris Rollins explained that the project involve the transfer of 5050 ft (.12 acres) of land from KUA property (map 104-lot 33) to land of the Meriden Volunteer Fire Department (map 104-lot 29). The purpose of the project is to insure that the fire department has sufficient land for a future building addition. The project plan also depicts additional lands going to Meriden Fire Department (.04 of an acre) and KUA (.08 of an acre) from the Holdaway heirs. These two transfers will correct a previous error in the MVD, llc survey that was discovered as part of this application. Allan Ferguson-KUA Trustee and Greg Estey- KUA abutter both stepped down from the board for these discussions.

Halleran noted that a site plan for the new fire station addition is scheduled for June 15th.

There being no questions from abutters, the application was approved as presented.

The board’s next meeting will be June 15th and will include the start of the Master Plan Update.

The meeting adjourned at 8:30pm.

Submitted,

Stephen Halleran
PB Chair

Jane Stephenson
MINUTES OF THE PLAINFIELD PLANNING BOARD

June 15th 2009 Meeting
Meriden Town Hall

Members Present: Jane Stephenson
Allan Ferguson
Judy Belyea
Des Hudson
Mike Sutherland

The meeting opened at 7:00pm

The June 1st minutes were approved as amended.

Meriden Volunteer Fire Department Site Plan Review: Chairwoman Jane Stephenson opened the hearing. Fire Chief David Best discussed the details of the proposal. If federal funding is obtained, the department intends to add an additional truck bay to the station and an additional 10’ of width to the entire building along the back wall. The Chief stressed that both of these improvements are designed to enhance the safety of fire fighters using the building. As currently configured, the building has four trucks with three bays and the depth of the building is barely enough to accommodate modern fire apparatus. Once completed, the entry into the building will be from the back and the building will be 100% ADA complaint including bathroom facilities.

Board members reviewed the site plan prepared by surveyor Chris Rollins. Halleran noted that while municipal functions are exempt from local regulations, the town has always felt that to the extent possible these projects should go through the local regulatory process.

Board members reviewed a lot coverage calculation prepared by Rollins. The document shows that while not in complete conformance with the current town regulations the enlarged lot as reconfigured, (See June 1sts minutes), with the improved fire station (41.5%) will come closer to conformance than it currently does (49%). Likewise, the existing building while not in the right of way for Route 120, does not satisfy the required setback. The addition of the one bay will not be closer to the road than the existing station.

Chief Best indicated that the new additions will look similar to the existing building and that only one new outside light is planned. The Planning Board encouraged the department to consider eliminating the large spotlight that shines down on the station from a nearby utility pole. Any new outside lights will need to be dark sky compliant. Abutter Richard Holdaway noted that this is the perfect application for new modern motion activated lighting, providing plenty of light during emergencies, but dark skies most of the time. Chief Best agreed to look into this further.
There being no other questions or comments, a motion was made to find this municipal application complete and proper with the exclusion of the lot coverage issue and setback issues as described. The motion was seconded and voted in the affirmative. A motion to approve the site plan subject to a review of the outside lighting by the Zoning Administrator at the time the addition is constructed. The motion was seconded and voted in the affirmative.

**Plainfield Library Sign:** Trustee Dennis Girouard met with the Planning Board to discuss plans to upgrade the Plainfield Library sign. The PB explained that as long as the sign conforms to section 3.10 of the zoning ordinance the trustees can move forward with the project without further approval. Halleran noted that if the sign is located on either private land or within the state right of way for Route 12A permission from those entities is required.

**Master Plan Update:** The Planning Board commenced its review of the current 2003 Master Plan with a review of the requirements for Master Plans as outlined in RSA 674:2. It was determined that with the exception of the addition of an energy section the current plan has the necessary components.

The Board next began a comprehensive review of the goals and recommendations for each chapter to see which projects have been completed since 2003. The updated plan will reference the work that has been done and will update the existing goals and recommendations. This work will continue at the July 6th meeting and will be followed by chapter update assignments. Board members noted that while much work remains it is always rewarding to see the number of recommendations that have been acted since the previous update.

The meeting adjourned at 9:20pm

Submitted,

Stephen Halleran       Jane Stephenson
PB Chair
MINUTES OF THE PLAINFIELD PLANNING BOARD
July 20th 2009 Meeting
Meriden Town Hall

Members Present: Jane Stephenson
Allan Ferguson
Greg Estey
Mike Sutherland

The meeting opened at 7:00pm

Stoddard Subdivision: Chairwoman Stephenson opened the hearing by reading the posted notice. The application involves dividing the 158.10 acre tract into four lots 1-38.9 acres with a pole barn; lot 2-12.2 acres with the existing house; lot 3-20.8 acres and lot 4-86.2 acres. The property is zoned Rural Residential. Municipal water or sewer serves none of the lots. Each lot is proposed with its own driveway from Chellis Road. The Stoddards met with the Planning Board on March 2nd for a preliminary discussion about the project. Surveyor Wayne McCutcheon noted that the final project is very similar to the one discussed in March. However, rather than designated house locations, the project calls for no building within 900’ of Chellis Road. Chairwoman Stephenson mentioned that the 900’ line is not shown on the plan. Surveyor McCutcheon will add the line to the plan. Wayne went on to explain that all utilities will be underground from existing lines, no new lines, for this project will be permitted along or over Chellis Road. Local resident and TDS employee David Chellis suggested that the most efficient way to serve lot 3 and lot 4 would be from the last pole on Meriden Mobile Court Drive, but that this will require a private easement from the park owners. Richard Sanborn, owner of the park introduced himself and added that his main concern is that develop of lots 3 or 4 might impact the water source for the park. This happened before during construction of another house on Chellis Road, when the aquifer was impacted and the well at the trailer park went dry, and they had to drill a new well. Surveyor Wayne McCutcheon suggested that perhaps the Stoddards and Sanborns could work out an arrangement concerning the utility easement and the well issue.

Halleran cautioned the Stoddards that in absence of a land trust or some other third party the Stoddards would be, by default, the enforcement agent for any conditions that they wish to impose. The only concern for the town will be those Planning Board placed or endorsed conditions like the no further subdivision of the lots and the 900’ no build zone. Exact house or drive locations (beyond the curb cut) are not town enforced. Likewise it has been the town’s experience that buyers typically want to change one or more conditions as part of the actual development of the lot, this being the case, clarity in wording used in deed language will be important.
Board members noted that there is significant distance between the test pit locations and the depicted house sites on the plan. Surveyor McCutcheon explained that the septic locations are only suggestions used to prove suitability of the lots and that each can be accessed by the most likely house site on the lot, although in several cases it will require long runs of pipes with multiple clean outs.

Board members also discussed whether good planning dictated moving the house sites closer to the road, in the fields, leaving the backland unfragmented. At the same time preservation of agriculture fields is a priority for the board. In this case the applicants made it clear that they wish to not having buildings in the fields.

Dave Chellis inquired about the possibility of annexing a very small part of lot 1 to his property. The board did not see this as a problem, but at the moment it is not part of the plan proposed.

There seeming to be significant details remaining to be worked out, the Planning Board recessed the hearing until August 17th. At the next meeting the Planning Board will be looking for additional information on the utility easements, any project covenants, seeing that the 900’ no build line drawn on the plan and if the plan includes any minor annexations or boundary line adjustments to neighbors.

Other Business: Halleran reported that he has spoken with local officials in the town’s of Sheffield and Barton Vermont regarding large-scale wind farms. While the Vermont system is somewhat different than the NH planning process having some sense of the community’s collective attitude toward large scale wind projects as part of the Master Plan was highly recommended. In addition, provisions for hiring town experts and consultants to assist the town with its review were seen as very beneficial. Also, making sure that the town’s land use regulations cover the situation where Plainfield roads, land and views are impacted by a project that is developed in another town is important. The approved wind farm in Sheffield Vermont will pay all of taxes to Sheffield. However, Barton Vermont maintains the access road and the power grid to the project and is more visually impacted by the generating towers.

On the request of Chairwoman Stephenson the UVLSRPC will be conducting an audit of town regulations concerning the workforce housing issue. The outcome and recommendations from this audit will be available in early October so that any needed zoning changes can be voted on in March 2010.

The June 1st minutes were approved as amended.

The meeting adjourned at 9:00pm

Submitted,

Stephen Halleran

Jane Stephenson, Chair PB
MINUTES OF THE PLAINFIELD PLANNING BOARD
August 3<sup>rd</sup> Meeting
Meriden Town Hall

Members Present:  Jane Stephenson
                 Allan Ferguson
                 Greg Estey
                 Mike Sutherland

The meeting opened at 7:00pm

The July 20<sup>th</sup> minutes were approved as amended.

The Planning Board spent a few minutes being updated on the status of applications in process. The Stoddard subdivision will be continued on August 17<sup>th</sup>, Halleran is aware that the applicant is continuing to work on utility access issues and the development of protective covenants for the property.

John Romkey will have filed an application for a minor subdivision of his property. Prior to selling the main property John is transferring one lot to an abutter and one small annexation to another abutter.

John Burbee, owner of the former Hook’s Welding Shop is before the ZBA in August with a site plan to follow. Limited car and camper sales are proposed for the property.

Master Plan Update: The board spent the meeting working on the master plan update. Chapter update assignments were as follows:

Historic Resources      Jane Stephenson
Energy                  Allen Ferguson
Economic Base           Des Hudson
Natural Resources        Mike Sutherland
Recreation              Greg Estey
Community Facilities    Stephen Halleran
Transportation          Judy Belyea
Land Use                Regional Planning Assistance
Housing                 Regional Planning Assistance
Population              Deferred until after census

Jane Stephenson has nearly completed work on a draft the Historic Resource Chapter. The goal is to have rough drafts of these chapters by October 1<sup>st</sup> 2009.

The meeting adjourned 9:00am

Submitted,

Stephen Halleran

Jane Stephenson, Chair PB