MINUTES OF THE PLAINFIELD PLANNING BOARD

Meeting
January 16th 2012
Meriden Town Hall

Members Present: Jane Stephenson, Chair Mike Sutherland
Allan Ferguson Mary Barnes

The meeting opened at 7:00pm

Cullinan Subdivision: Steve Halleran shared with the board James Kelleher’s plans to further subdivide lot 3 of the 2006 Cullinan subdivision. The Planning Board minutes of the 2006 hearing have some discussion about no further subdivision of the lots, but this condition was not imposed as part of the final approval. The Planning Board had focused on the protection of the open space in the front of lot 3, requiring that all development be in the designated building envelopes. In the case of lot 3, the building envelope is behind the existing stonewall that is the boundary between forest and open field. The board agreed that any further subdivision of the property would have to adhere to those protective measures; no additional development, no driveways in the field, and all buildings would have to be located behind the existing stonewall.

KUA Athletic Field Lights: Halleran shared with the board the annual letter from KUA which reports back on the use of the athletic field lights over the last year. Filing the letter is part of the approval for the field. Halleran noted that the school has reported less use of the lights than is permitted. The lights were used 23 times, when as many as 60 would have been permitted.

Shulman Subdivision: Chair Stephenson opened the hearing on the proposed five lot subdivision of the 68 acre Shulman property located at 3 Porter Road. Survey Chris Rollins explained the application to the group. The project includes the existing house on Lot A- 5.19 acres, Lot B -31 acres, Lot C- 12.53 acres, Lot D -5.72 acres and lot E-12.10 acres all fronting on Ladieu Road. Also included in the plan is lot “F,” a small parcel (.15 of an acre) to be annexed to the Coreyville Cemetery lot for parking. Lot A has an existing access point, Lot B & C to have a shared driveway. However should the owner of lot C build between Ladieu Road and the existing brook shown as “site C” on the plan a common driveway is not needed. But if the house for C is to be west of the brook the common driveway would be needed. Lots E&D will also share a driveway. The applicant has submitted a wetland permit to the state that, when approved, will permit the two stream crossings needed for the common drives. The proposed building sites are just suggested home locations, development is not required to be within these sites.

Lot B contains an easement area for a proposed trail along the Hilliard Brook beaver pond. See note 5 on the plan. Chairman Stephenson asked that town counsel review this language to see if it is adequate. Halleran noted that the Cemetery Trustees have been consulted about the annexation of land to the Coreyville Cemetery and they support the annexation.
Board members asked about the possibility of conservation of the land along the wetland. Chris Rollins and Mike O’Leary (owner’s representative) noted that they had tried to find a conservation organization to take this land as a separate parcel, but had been unsuccessful. Mike O’Leary noted that the owner would likely give the land to the town, but with a restriction of no hunting. Halleran was not immediately sure that the Selectboard could accept that, but would be willing to take the issue to them formally, particularly if there was with an affirmative recommendation from the Conservation Commission. The Planning Board asked that this step at least be covered; protecting that wetland area is a priority for the Planning Board.

The hearing was recessed at 8:30pm, the hearing will continue at the board’s February 6th meeting.

The meeting adjourned at 8:35pm.

Stephen Halleran                                  Jane Stephenson Chair
MINUTES OF THE PLAINFIELD PLANNING BOARD

Meeting
February 6th 2012
Meriden Town Hall

Members Present: Jane Stephenson, Chair Mike Sutherland
Allan Ferguson Mary Barnes
Jeff Albright

The meeting opened at 7:00pm

Kelleher Property Whitaker Road: Halleran reviewed a second draft of a proposed subdivision of this 31 acre parcel. Mr. Kelleher has developed two possible driveway scenarios, each designed to minimize encroachment in to the field which was specifically protected during a previous division of the property. Board members felt that the driveway discussion was moot as one of the two proposed lot does not seem to conform to the required 4 to 1 ratio. A careful review of the full sized plan revealed that the lot has an additional 250’ depth measurement that was not picked up by the applicant when he made his initial calculations to show conformance with the regulation. Halleran will share this with the owner.

Shulman Subdivision: Michael O’Leary was in attendance representing this five lot project. He noted that a formal offer of a land donation to the town has been delivered to the Selectmen who will be holding a hearing on the matter at their February 15th meeting. In accordance with the town’s donation policy the Planning Board and Conservation Commission have been asked to recommend on the project. Planning Board members felt that the board should not recommend on the proposal as the entire property is before the board for subdivision. Likewise board members felt that the subdivision must be reviewed and voted up or down on its own merits. Waivers of the 4 to 1 ratio are possible, but generally only granted in the case of a public good. In this case, for the purpose of subdivision review the applicant is offering to provide a trail easement and a small parking area for the trail and the adjacent cemetery in exchange for a waiver of the 4 to 1 for parcel B.

Depending on the outcome of the Selectmen’s hearing, the applicant would also be willing to donate land to the existing cemetery parcel. This land would be encumbered with conservation restrictions. If the town is not interested in the parcel, the land planned for annexation would be added to parcel B.

Halleran was asked to discuss these transactions with Town Counsel to insure that the Planning Board/Selectboard process for reviewing this project is reasonable. The hearing was recessed until February 20th.

Other business: Halleran note that the Planning Board will have on its agenda a one lot subdivision of the KUA Dad’s House at the February 20th meeting.

The meeting adjourned at 8:30pm

Stephen Halleran
Jane Stephenson Chair
MINUTES OF THE PLAINFIELD PLANNING BOARD

Meeting
February 20th 2012
Meriden Town Hall

Members Present: Jane Stephenson, Chair Mike Sutherland
Allan Ferguson Mary Barnes
Jeff Albright Judy Belyea

The meeting opened at 7:00pm

KUA Dad’s House Subdivision: Attorney Robert Keane representing the Pope Family, Pat Buccellato of Pathways and Jim Gray CFO of KUA along with abutter Allan Reetz attended the hearing. Attorney Keane noted that this subdivision is identical to the one done back in January of 2009, however, due to a transfer in title from Dad’s House LLC to KUA late in the year, the Planning Board never signed the mylar for the project. See attached minutes for background. Given the amount of time that has gone by, the town has asked the applicant to reapply for the subdivision. KUA will retain 3.5 acres of land and the guest house buildings, the remaining land comprised of the open fields will be deeded back to the Pope family. The property has received approval for subdivision by the state of NH Dept of Environmental Services.

Abutter Allan Reetz commented on the number of times that this property has transferred back and forth between KUA and the Pope family. Allan noted that if the current plan is to further subdivide the fields into house lots, his property is down grade and he has significant concerns about any development adding to the amount of water his land already receives from the fields. Attorney Keane noted that for this application breaking the fields away from the developed land on the property is the only action. He noted that the Pope family will be receptive to neighborhood concerns over any development in the fields.

Allan Reetz asked that someone consider mowing the fields, as this maintenance has not been done for at least two years.

There being no other questions or concerns the very straightforward two lot subdivision was found to be complete and voted in the affirmative. Pathways will prepare the final mylar for signing at the March 5th meeting.

Shulman Subdivision: Halleran updated the board on the possible gift of 19 acres of land to the town. Based on the comments received at the public hearing, the Selectboard has agreed to accept the land as offered. The acreage will be annexed to the Coreyville Cemetery. The project will in front of the Planning Board next on March 5th and should be ready for a vote on the project.

The meeting adjourned at 8:20pm.

Submitted,

Stephen Halleran

Jane Stephenson
MINUTES OF THE PLAINFIELD PLANNING BOARD

Meeting
March 5th 2012
Meriden Town Hall

Members Present: Jane Stephenson, Chair Mike Sutherland
Allan Ferguson Des Hudson, Alt

The meeting opened at 7:00pm

Chairman Stephenson noted the resignation of Mary Barnes from the board. Mary cited work and family obligations for her reasoning. Halleran will have the Selectmen thinking about a replacement.

KUA Dad’s House Subdivision: Chairman Stephenson signed the mylar and prints for the now completed KUA two lot subdivision of the Dad’s House property on Bean Road that was approved at the February 20th meeting.

Shulman Property: Surveyor Chris Rollins was in attendance noting that wetland permits for the project have now been submitted to DES, the town Selectboard has voted to accept the land around the wetland buffer. The one remaining issue is the requested 4 to 1 waiver for parcel B. Chairman Stephenson moved to grant a waiver for parcel B for the following reasons: 1) The applicant has show that the parcel could be configured in a manner that meets technical compliance with the regulation but that the resulting lot shape is not in keeping with good planning practices. 2) The waiver of the 4 to 1 does not create the opportunity for additional lots, and 3) the conservation of 19 acres of wetland buffer land benefits the public. The motion was seconded and voted in the affirmative. Member Sutherland moved to approve the five lot subdivision. The motion was seconded and voted in the affirmative. Chris Rollins will prepare the final mylar and prints for signing.

GIS Mapping: CC Chairman Myra Ferguson attended the meeting to discuss a Conservation Commission requested proposal by the RPC to create some web based interactive PDF files for the town’s use. The maps would be available online; project cost is about $1,000. See attached. Myra is hoping that the CC and PB could split the cost of the project. Board members felt that the project should move forward and that the town’s operating budget should cover the cost. See attached proposal for project details.

Des Hudson Preliminary: Surveyor Wayne McCutcheon showed the Planning Board a preliminary plan for dividing Des Hudson’s 60 acre parcel into four lots. Des stepped down from the board for these informal discussions. Planning Board members noted that this would be a minor subdivision (four or fewer lots) and discussed with surveyor McCutcheon the need for clearer delineation of the wetlands and requested detail contours for the front portion of the lots where Mr. Hudson anticipates future houses will be built.
**West Preliminary:** Surveyor Wayne McCutcheon showed the Planning Board a preliminary plan for reconfiguring the George and Gertrude West and Richard and Diane Rogers adjacent properties to allow for an additional lot in the VR zone. In total the land area in question is about 12 acres. Wayne noted that as configured a 4 to 1 waiver would be necessary. Citing previous projects where the 4 to 1 regulation was waived for lots under fifty acres (see Shulman, Quimby) board members noted that such a waiver was difficult in this case. Wayne was encouraged to reconfigure the lot lines in an attempt to gain compliance.

The Planning Board meeting adjourned at 8:40pm.

Submitted,

Stephen Halleran                                      Jane Stephenson
MINUTES OF THE PLAINFIELD PLANNING BOARD

Meeting
April 2th 2012
Meriden Town Hall

Members Present: Jane Stephenson, Chair Mike Sutherland
Allan Ferguson Stephen Halleran, Slctbd designee

The meeting opened at 7:00pm

Halleran noted that Selectwoman Belyea would not be in attendance for tonight’s meeting, but had appointed him to take her place for the purpose of making a quorum for the meeting, beyond opening the meeting he will abstain on any board votes. There being no formal applications before the board the meeting moved forward without further discussion.

Anne’s Country Store Preliminary Discussion: Owner Anne Yates presented to the group her plans for an addition to her 1190 Route 12A store. The new space will mainly be used to provide some sit down seating for patrons as well as adding some storage and additional kitchen space. The total size of the facility will be at or below the maximum size approved by the Zoning Board back in 2005. Board members felt that the professional renderings for the addition looked very good. Anne has been meeting with state and local code enforcement officials. Board members encouraged Anne to make sure that her final application demonstrated adequate parking and that all outside lighting feature full cut off fixtures. The board will hold a formal hearing on the proposal the end of April.

Breese to Didehbani annexation: Survey Chris Rollins questioned whether it would be possible to transfer some 15,000 sq ft of land on the south side of Daniels Road from the Breese property to the Didehbani parcel. Currently the Breese land in total (north and south sides of Daniels Road) is just over 30,000 sq ft and the Didehbani land is less than 10,000. Chris acknowledged that this action would create a nonconforming lot out of the Breese parcel and would still leave the Didehbani’s property with less land than the minimum of 30,000 sq ft that is required. In his presentation Chris outlined the history of the 15,000 square foot south side parcel which was, at a previous owner’s request combined with the main house property to reduce the overall tax assessment. The action eliminated the possibility that the orphaned parcel would ever be a stand alone lot and therefore the site assessment for tax purposes was eliminated. In making his case Surveyor Rollins noted that it just makes more sense for each home to have the land on its side of Daniels Road. Planning Board members agreed with this but noted that they have no authority to take a now conforming lot and make it nonconforming. The parcels were correctly merged and to move forward with this proposal would require a variance by the Zoning Board so that the necessary annexation from one to the other could take place.
West Subdivision: Ian Rogers brought forward the latest draft of a proposed plan to subdivide his grandparent’s property to create a separate lot for his use. At issue has been gaining conformance with the town’s 4 to 1 lot width to depth ratio requirement. Ian noted that if all of the dimensions along the state owned land for Route 12A are considered road frontage, he believes the proposed lot will now meet the requirement. Board members were not opposed to including the 25’ “bump out” dimension as road frontage but asked Halleran to review the matter with town counsel.

The March 5th minutes were approved as amended. The board will meet next on April 30th, this meeting will replace the previously scheduled April 16th session and will help accommodate Anne Yate’s plans for adding on to her Route 12A store.

The meeting adjourned at 8:40pm.

Submitted,

Stephen Halleran

Jane Stephenson, Chair
The meeting opened at 7:00pm

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

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

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

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

Plainfield residents Robert and Carol Marrazzo of Townline Equipment attended the hearing to lend support for Anne’s business. There being no one else wishing to speak, a motion was offered to approve the site plan review as presented. The motion was seconded and voted in the affirmative.
**Other business:** The board reviewed the files of two projects for the May meeting. The first is a one lot subdivision of the Sharkey property on Old County Road, the other a four lot subdivision of property owned by Shirley Hudson, also on Old County Road.

The Planning Board’s next meeting is May 21st.

The meeting adjourned at 8:15pm.

Submitted,

Stephen Halleran

Jane Stephenson, Chair
MINUTES OF THE PLAINFIELD PLANNING BOARD  
MEETING  
May 21st 2012  
Meriden Town Hall  

Members Present: Jane Stephenson, Chair Judy Belyea
Mike Sutherland Jeffrey Albright
Des Hudson  

The meeting opened at 7:00pm  

The April 30th minutes were approved as amended.  

Nathan and Beth Sharkey Subdivision: Chairman Jane Stephenson opened the hearing, Surveyor Chris Rollins explained that this property (map 202 lot 8) is 33.7 acres and will be divided into two lots. Lot A will contain the existing house and 21.8 acres, lot B will be an undeveloped lot of 11.9 acres. Both lots front on Old County Road and will use existing curb cuts for access. Abutter Debbie Davis asked about the potential for future subdivision of either lot. Chris Rollins noted that it might be possible, but he was not aware of any plans to do so. A relative of the owner will be building a home on B.  

Board members noted that the plan includes a reference to the town owned stone water tub that has been located on this property a couple of years ago.  

There being no further questions, the subdivision was found to be complete and approved on a unanimous vote of the board.  

Binger to Hudson Annexation: Jane Stephenson opened the hearing. Surveyor Wayne McCutcheon explained that this first application is to simply transfer to the Hudson property (217-14) 2.72 acres of back land from the adjacent Binger property (204-30). The change will square up the Hudson lot. There being no abutters or questions the application was approved as presented. Surveyor McCutcheon will correct a couple of minor errors on the plan prior to signing.  

Hudson three lot subdivision: Chairman Stephenson opened the hearing. Applicant Des Hudson recused himself from the board. Survey Wayne McCutcheon explained that this application takes the Hudson property as just amended (217-14) and divides into four lots, lot 1 - 14.5 acres, lot 2- 31.3 acres, lot 3 11.4 acres and lot 4 11.8 acres. As requested by the Planning Board, topography information has been added to the plan in the areas where development is most likely. Test pit locations are also shown. The town’s Road Agent has reviewed the proposed lot frontages and has certified that each has a safe access point. Des Hudson plans to retain one of the lots and offer the other three for sale.  

Des Hudson noted that he plans to place a restriction on the land, that all houses be at least 100’ from the Old County Road. While underground utilities are preferred there will be no requirement that utilities be underground. Likewise there is no prohibition
against further subdivision of any of the parcels. After some discussion Des agreed to
place a 75’ well protection easement around the well on the property that serves the
Stephenson home. There were no abutters in attendance and no further questions from
board members. Chairman Stephenson determined that she would not vote on the
application. She is not an abutter, however, the discussion during the hearing did involve
her well which is on the Hudson property. A motion to find the application complete was
made and approved, followed by a motion to approve the subdivision that was also
approved. Surveyor Wayne McCutcheon will make final adjustments and notes on the
plan which will be signed at the June 4th meeting.

Other business: Elise Angelillo has been appointed to the Planning Board and should be
available in June to begin attending meetings.

The Planning Board hopes to complete the final work on the Master Plan update in the
coming weeks and will then turn its attention to the GIS project that is being co-funded
with the Conservation Commission.

The meeting adjourned at 8:30pm.

Stephen Halleran

Jane Stephenson, Chair
MINUTES OF THE PLAINFIELD PLANNING BOARD
MEETING
June 4th 2012
Meriden Town Hall

Members Present: Jane Stephenson, Chair Judy Belyea
Mike Sutherland Jeffrey Albright
Elise Angelillo Allen Ferguson

The meeting opened at 7:00pm

Marrazzo Properties LLC: Surveyor Chris Rollins shared with the Planning Board a preliminary plan for a four lot (three new) subdivision of the former Julian and Veronica Bellavance property located at 13 Croydon Turpikne Road. Mat, Drew, Robert and Carol Marrazzo were in attendance to hear this informal discussion. The plan calls for leaving 100 acres with the existing farm and creating two additional lots on Croydon Turnpike and one lot on Methodist Hill Road. The corporation plans to retain the lots, but wishes to go through the subdivision process now, so that future sale of the lots would be possible without further action by the town. Surveyor Rollins discussed the Methodist Hill lot which is 45 acres and might require a 4 to 1 waiver. Planning Board members felt as configured it satisfies the way the 4 to 1 as currently interpreted by the board. Each of the proposed lots has an existing curb cut. No state permits are required for the subdivision. The application may be in front of the board for the July meeting. Planning Board members felt that the plan would be enhanced if a topography GIS layer were added. Not all members are familiar with the property and the topo lines would help.

Other business: The May 21st minutes were approved as amended. Jane Stephenson reported that alternate member Des Hudson is working on updating some statistical information for the master plan from the latest census data. Jane will work with Mike Sutherland to get the drafts posted up on the town’s website. Much of the next meeting will be devoted to the Master Plan update which is nearing completion.

The meeting adjourned at 8:15pm.

Stephen Halleran

Jane Stephenson, Chair
MINUTES OF THE PLAINFIELD PLANNING BOARD
MEETING
June 18th 2012
Meriden Town Hall

Members Present:  Jane Stephenson, Chair        Des Hudson, alt
                   Mike Sutherland               Jeffrey Albright
                   Elise Angelillo

The meeting opened at 7:00pm

West Subdivision: Chairwoman Stephenson opened the hearing by reading the posted notice.
Surveyor Wayne McCutcheon representing the applicant explained that the project involved a
division of the George and Gertrude West property (259-31) 7.9 acres into two lots (lot 1 with
the existing house .94 acres, lot 2 undeveloped land 2.37 acres and the annexation 4.57 acres to
property of Richard and Diane Rogers. The West property fronts on Route 12A is zoned Village
Residential and the new undeveloped lot will be served by public water. All lots satisfy the 4 to
1 ratio as currently interpreted (see March/April board minutes). Driveway access for the new lot
is existing and the necessary state approval for lot subdivision has been issued. There being no
further questions or abutters wishing to speak, the project was found to be complete followed by a
unanimous vote to approve.

Master Plan: The Planning Board reviewed the latest drafts of the economic base and population
chapters. Des Hudson was thanked for his work on these two chapters, Jane Stephenson provided
some text editing for Des to incorporate into final drafts which will go to Mike Sutherland for
web formatting. The board will review the housing chapter at their next meeting.

4 to 1 Ratio: Jeff Albright shared some work he has done testing the “lot shape factor” approach
that many towns use to address the issue of lot shape. In Plainfield’s depth can be no greater
than four times the width (4 to 1) approach, often a factor is generated by taking the squaring the
summation of the perimeter measurements of the lot and dividing that number by the area of the
lot. Lots with a “shape factor” less than the established limit (usually between 25 and 30) are
permissible. Often the shape factor approach, like the 4 to 1, is waived for larger parcels.
Planning Board members asked that some of the 1980 Goodwin strip lots be tested to see how
they would fare under this approach. Board members noted that the goal is to encourage lot
shapes that represent sound planning principles. The lot shape needs to be sufficient to allow for
a homestead and typical enjoyment of the property and to allow for sound land stewardship
practices to be employed for open fields and forested blocks. Long thin jagged appendages are to
be avoided. The smaller the area of the lot the more important these things can be.

The meeting adjourned at 8:45pm.

Stephen Halleran      Jane Stephenson, Chair
MINUTES OF THE PLAINFIELD PLANNING BOARD
MEETING
July 2nd 2012
Meriden Town Hall

Members Present: Jane Stephenson, Chair Allan Ferguson
Mike Sutherland Jeffrey Albright
Elise Angelillo

The meeting opened at 7:00pm

Thomas McNamara: Mac’s Happy Acres would like to subdivide the former John Meyette house onto a small parcel so that the home can be transferred to family member Elizabeth McNamara. The business would retain the open field has part of the farm holdings. Despite having 400’ of road frontage the lot, if divided as desired, might not satisfy the town’s 4 to 1 lot shape requirement. Tom McNamara attended the meeting to learn if a waiver would be likely. Board members felt that a waiver might be possible if it can be demonstrated that the lot could be divided without a waiver.

Scenic Road Hearing: The Planning Board determined that the National Grid requested scenic road hearings for planned work on Grantham Mt. Chellis, Harriman and Whitaker would be scheduled for August 6th. This will allow ample time for the board to visit each site with the applicant.

Shape Factor: The board continued its work on reviewing the possibility of changing from a 4 to 1 ratio (lot depth to frontage) to a shape factor (perimeter squared divided by area). Jeff Albright has continued to review past subdivision approvals to see how the resulting lots would fare under both rules. The goal of the regulation is to insure that lots are reasonably shaped so as to be useable for customary uses in the zone, things like homes, wood lots, farming, etc. Jeff is hoping to speak with planning staff in Newbury NH where a shape factor is used.

Interactive PDF Map Project: Halleran reported that the RPC has nearly completed its work on this project. A draft map is now available and board members are encouraged to work with it and offer comments to the RPC. A joint training session with the ZBA and CC will be scheduled for September.

Master Plan: Board members spent the rest of the meeting working on the housing chapter. Board members felt it was important to include information that outlines Plainfield’s commitment to workforce housing.

The meeting adjourned at 8:35pm.

Stephen Halleran
Jane Stephenson, Chair
MINUTES OF THE PLAINFIELD PLANNING BOARD
MEETING
July 16th 2012
Meriden Town Hall

Members Present: Jane Stephenson, Chair Allan Ferguson Judy Belyea Jeffrey Albright Elise Angelillo

The meeting opened at 7:00pm
The July 2nd minutes were approved as amended:

Marrazzo Properties, LLC three lot subdivision: Chairwoman Stephenson opened the public hearing by reading from the posted notice. The project involves dividing the former Julian and Veronica Bellavance property (tax map 213-23) into a total of four lots. Surveyor Chris Rollins explained that lot A will contain the existing buildings and 108 acres, lot B will front on Croydon Turnpike and consist of 44 acres, lot C also fronts on Croydon Turnpike and contains 13.2 acres and lot D will front on Methodist Hill Road and consists of 45.3 acres. None of the lots has public water or sewer, all have existing access points. The lot boundaries have been established wherever possible using natural features and or stone walls keeping woodland blocks and existing fields intact. Board members noted that the plan is very similar to the ones that the board reviewed during the preliminary discussions for the project. Abutter Lee Oxenham questioned the lot line for the O’streen Trust that abuts her land. Chris Rollins noted that there was, in past a land swap between the owners at that time, but based on his research the lot line as depicted is accurate. Abutter Peter Stettenheim reviewed the plan asking about a small bridge shown on the plan. No one objected to the lots or their shapes. Chairman Stephenson moved to find the application complete. That motion was seconded and voted in the affirmative. A motion to approve the three new lots was made and seconded and voted unanimously in the affirmative. Surveyor Rollins presented the project mylar for signing.

Master Plan Update: The board spent the rest of the meeting working on the housing chapter goals and recommendations. The Planning Board made it clear that addressing workforce housing in the mater plan was a top priority. The board wishes to encourage high quality affordable homes throughout town. Members noted that real estate costs and the lack of public water and sewer throughout most of the town is a challenge to affordable housing options.

The board’s next meeting will be Monday August 6th and will be devoted to Liberty Utilities (formerly National Grid) scenic road hearings for power line maintenance on Harriman, Chellis, Grantham Mt. and Whitaker Roads.

The meeting adjourned at 8:20pm.

Stephen Halleran Jane Stephenson, Chair
MINUTES OF THE PLAINFIELD PLANNING BOARD
MEETING
August 6th 2012
Meriden Town Hall

Members Present: Jane Stephenson, Chair Allan Ferguson
               Mike Sutherland Jeffrey Albright
               Elise Angelillo

Scenic Road Sitewalk: The meeting opened at 6:30pm with a site visit to Harriman
Road, Grantham Mt. Road, Whitaker Road and Chellis Road all scenic roads that Liberty
Utilities would like to perform line maintenance on this late summer early fall. Utility
Forester Jeff Carney explained at each location the work that is planned. The vast
majority of the work is new growth removal to obtain five years of grow clearance from
existing lines and the removal of dead snag trees that pose a threat to the lines. During
the walk the group spoke with Harriman Road abutter Tracy Wallace and Grantham Mt.
Road abutter Doug Ditzel about specific trees on their property.

Meriden Town Hall: The actual hearings on the proposed utility work were opened at
7:45pm, their being on additional comments the hearings were closed. Chairman
Stephenson moved to approve the work as requested subject to landowner approval. The
motion was seconded and voted in the affirmative.

KUA Wind Tower: The board discussed the merits of holding a site plan review hearing
for this project that has just recently completed the Zoning Board approval process.
Acknowledging that there was not a lot of new items to review the board still felt it was
better to hold the hearing than to waive it. This provides all abutters every opportunity to
participate in the process. Halleran will notice a hearing for August 20th. As approved by
the Zoning Board the tower can be no taller than 99’.

The meeting adjourned at 8:25pm

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

MEETING

August 20th 2012

Meriden Town Hall

Members Present: 
Judy Belyea  
Allan Ferguson 
Jeffrey Albright  
Elise Angelillo

The meeting opened at 7pm

KUA Wind Powered Generator Site Plan: The hearing was opened and Director of Building and Grounds Doug Plummer explained the details of the project. The 90’ tower assembly will house a 6.2KW generator with 10’ blades was approved in July by the ZBA. The unit will be located behind Miller and will set on a concrete pad 20’x20’. The pad is still being designed due to the existence of ledge at the site. The approved tower is monopole with no guide wires and no fence planned for the base. The unit will be a muted color to minimize flash. Noise from the unit is expected to be less than 60 decibels measured 60 meters from the tower. Planning Board members expressed concern about the tower’s visibility away from the campus. In approving the unit the Zoning Board compared the tower to the adjacent heating plant smoke stack which is about 80’ tall. Halleran noted that the town’s experience with cell towers is just that, the tower is also visible from some location that was not anticipated. The zoning ordinance and master plan encourages small scales alternative energy projects. Units of this size that are 100’ or less are given an expedited review.

Through the Zoning Board approval process KUA has agreed to work with the town on issues of noise and flash should they become a concern. See attached ZBA decision. Doug explained that the data from the tower will be made available to the public. The tower is planned as an educational project for students.

There being no abutters wishing to speak and no further questions Elise Angelillo moved to approve the application. The motion was seconded and voted in the affirmative with Allan Ferguson abstaining. Allan is a KUA trustee.

Other business: Surveyor Wayne McCutcheon and Donald Jordan met with the board to discuss a proposed subdivision of Don’s Westgate/Spencer Road property. The goal of the project is to create an additional lot where Don and his wife will build a retirement home. Don’s daughter currently lives in the farm house which, after the project, will be on the same lot as the Sugarbush located to the north of Westgate Road. The remaining 21 acres located to the south of south/east of Westgate Road will contain the new home. The lot depth is very shallow as the road frontage is on Kenyon Road with a large tail running perpendicular to Westgate Road. Wayne believes it satisfies the town’s 4 to 1 lot shape rule. The lot would not satisfy the shape factor proposal in that it has a factor over 33 and is not at least 25 acres in size. Board members reviewed the proposed layout
noting that the lot is oddly shaped but does seem to satisfy the 4 to 1 rule as typically interpreted. The board continued to question the value of the 4 to 1 rule with so many lots that are proposed requiring a waiver.

The meeting adjourned at 7:50pm. The board will meet next on September 11th and September 17th. There will be no meeting on September 3rd, Labor Day holiday.

Stephen Halleran

Jane Stephenson, Chair
MINUTES OF THE PLAINFIELD PLANNING BOARD

MEETING
September 17th 2012
Meriden Town Hall

Members Present: Jane Stephenson   Judy Belyea
                Allan Ferguson   Jeffrey Albright
                Mike Sutherland

The meeting opened at 7pm

Scenic Road Hearing: Chairman Stephenson opened the notice public hearing
concerning a request by Public Service of New Hampshire (PSNH) to perform power line
maintenance on Daniels Road and Kenyon Road. PSNH Arborist David Crane was in
attendance at the meeting and explained the work that is proposed. Members Mike
Sutherland and Jeff Albright reported on their site visit with David Crane earlier in the
evening. The proposed work on both roads is minor with only about a half dozen dead or
nearly dead trees planned for removal. It was noted that the work in front of the Murray
residence on Kenyon Road will require the most communication between PSNH and the
landowner. Some brush and a small tree growing directly under the lines provide some
screen from the road for the Murray residence. Arborist Crane noted that PSNH will not
remove any trees or brush without working the details out with the corresponding
landowners.

There being no further questions a motion to approve the planned work was made,
seconded and voted in the affirmative. Steve Halleran was directed to forward to PSNH
the town’s standard letter of approval for these types of applications.

Reynolds/Pierson two lot subdivision Bonner Road: Chairman Stephenson opened the
hearing by reading the posted notice. The project involves tax map 102 lot 11 28.7
undeveloped acres being divided into two .75 acre lots on Bonner Road (A&B) with the
remaining land being 27.2 acres also fronting on Bonner Road. The file includes a
driveway certificate of suitability from the town’s Road Agent, a letter from the water
district indicating that the new lots qualify for both water and sewer hook ups and a letter
from Surveyor Chris Rollins indicated that because there is access to public water and
sewer state approval for subdivision is not required for these lots. Survey Rollins
explained the plan to those in attendance. He noted that an adjacent parcel of land shown
on the tax maps as owner unknown is really owned by KUA and should be part of the
land that was conveyed to the water district. A plan error resulted in this parcel not being
included in the deed. KUA CFO Jim Gray indicated that he would contact the water
district about correcting this issue.

Chris Rollins also directed the board’s attention to the portion of the remaining land
designated as the Coleman lot. This land was several, no longer used, but still existing
water district structures buried in it. The previous owner granted an easement for this to
occur but that easement was never recorded. Chris has noted all this on the project plan.
Neither new lot is affected by this issue. Turning to the new lots the plan shows some wetlands to the back of the parcels. However, each lot has a suitable building site.

Abutter Martha Doolittle asked if there were any plans for the remaining land. Surveyor Rollins indicated that he was not aware of any.

There being no further questions, a motion was made and voted in the affirmative to find the application complete. A second motion followed to approve the plan as presented. This too was seconded and voted in the affirmative.

**Other business:** Returning to the lot shape discussion of earlier in the year, board member Jeff Albright offered to draft a proposal to go from the 4 to 1 ratio to a lot shape factor for board consideration. Board members felt this might be a good way to move the discussion forward. The Planning Board is trying to develop a lot shape guideline that is simple and easy to follow that insures new parcels are shaped in such a way as to be reasonable for likely future uses. In absence of a lot shape requirement developments are often proposed that inflate densities over what is realistically possible.

The meeting adjourned at 8:30pm

Stephen Halleran                     Jane Stephenson, Chair
PB Members in attendance: Jane Stephenson, Chair
Elise Angelillo

The meeting opened at 7pm

Cartographics Presentation: Tim Fountain, Co-owner of the mapping company
Cartographics met with the Planning Board to demonstrate an Internet based service that they offer to their customers to allow for digital usage of a communities GIS data without the need for expensive software such as the program ArcView. The tax mapping data is linked to a town's assessing data, and any number of available state or federal sources or self generated GIS layers that a community would like to make available. The service is available in about 90 town's in New England. Grantham NH's system was used in the demonstration. The start up costs are about $2,500 with annual maintenance running $1,800/year. Board members were impressed with the ease of use of the system.

Shape Factor: Board members continued the discussions about moving from the town's 4 to 1 lot shape requirement to a shape factor. The shape factor is calculated by dividing the square of the proposed lots perimeter by its acreage. See attached draft. Central to this discussion is the Planning Board's responsibility to make sure that approved lots are laid out to allow future owners reasonable use of the property. Boundaries should be clear and not confusing, the lots shaped to allow for reasonable development. Board members agree that beyond some number of acres perhaps 15 or 20 acres the shape becomes much less important. For small lots the shape is very important. The main reason to move to a shape factor would if it were more clearly defined and easier to demonstrate than the existing 4 to 1. Board members asked Halleran to see if Cartographics would be able to easily calculate shape factors for all of the town's existing lots. This would allow the board to see the results of using a shape factor in hundreds of applications and might help to develop our local standard. Generally, a shape factor of between 25 and 30 is used by most communities.

Master Plan Update: The meeting concluded with the board reviewing the work that member and town webmaster Mike Sutherland has done to post additional chapters of the town's draft master plan up on the website. Board members agreed to some formatting changes and Chair Jane Stephenson agreed to work on the Economic Development chapter. Based on the new Census data, the Chairman plans to meet with the Selectboard about policies to assist low income families living in Plainfield.

The meeting adjourned at 8:30pm

Stephen Halleran

Jane Stephenson, Chair
MINUTES OF THE PLAINFIELD PLANNING BOARD
MEETING
October 15th 2012
Meriden Town Hall

PB Members in attendance:   Jane Stephenson, Chair  Mike Sutherland
Elise Angelillo   Jeffrey Albright

The meeting opened at 7pm

Master Plan Update: Board members reviewed, commented on and edited the economic base chapter that Mike Sutherland has recently formatted for viewing on the town’s website. Town Administrator Halleran was asked to contact the town’s regional planning commission (RPC) about linking the town’s information and goals with those of the larger regional plan being updated at this same time by the RPC. The group thanked Mike Sutherland for his efforts to get the entire town’s master plan information up on the website. The new master plan is nearly complete.

Continuation of the Shape Factor Discussion: The board reviewed the data extracted from the town’s tax map data base which has allowed, with few exceptions, for a shape factor to be calculated for every lot in town. Member Albright noted that has examined the data in several ways and based on these results continues to support the shape factor concept as one that is more easily defined than the current 4 to 1 lot shape rule. The discussion focused on what perimeters would be of concern to the Planning Board for a shape factor and the resulting lots. The goal of the existing 4 to 1 rule and the shape factor alternative is to insure that smaller lots are usable tracts of land and not just paper lots that do not lend themselves to good land stewardship for future owners. This complex discussion will be continued at the next meeting. Halleran was asked to limit the the shape factor data to lots that have been subdivided in the last twenty years under the 4 to 1 rule.

The meeting adjourned at 8:30pm.

Stephen Halleran      Jane Stephenson, Chair
MINUTES OF THE PLAINFIELD PLANNING BOARD
MEETING
November 5th 2012
Meriden Town Hall

PB Members in attendance: Jane Stephenson, Chair Mike Sutherland
Elise Angelillo Jeffrey Albright
Allan Ferguson

The meeting opened at 7pm

**Kimball Union Academy:** Jim Gray, CFO KUA met with the Planning Board to share a traffic study the school had commissioned this past summer by RSG of White River Junction VT. A copy is attached to these minutes. In summary, the study concludes that for existing facilities the current campus road widths and parking are adequate. It was acknowledged that the study does not compare traffic numbers to the existing town road specifications for width. The study indicated that most cars traveling on Main Street are within the posted speed limit. However for those cars exceeding the speed limit the ability to stop for the crosswalks is obviously diminished. This is a particular concern for the crossing at the top of the hill where site distances are reduced. The School is exploring with the State the idea of installing center islands in Main Street. Main Street from Route 120 to the top of the hill is a state owned highway.

The study also shows that traffic late at night on Main Street is very light supporting the idea that turning off street lights might save energy without effecting public safety very significantly.

Jim left the study with board members for their own analysis.

**Zoning Changes:** The Board determined that there are no pressing issues that would drive changes to the zoning ordinance for 2013. This will be the third year in a row that the town’s zoning ordinance has been unchanged. The ordinance was last amended in 2010.

**Shape Factor:** The board continued its careful review of the shape factor concept for smaller lots as an alternative to the existing 4 to 1 ratio. Board members noted that one of the strengths of the shape factor is that it treats the lot the same regardless of layout orientation as it relates to road frontage. The 4 to 1 rule looks specifically at the lot shape as measured perpendicular to the road giving the lot its frontage.

The discussion also focused on the size of lots that would need conform to either the existing 4 to 1 or a new shape factor. Plainfield has typically used 50 acres as the cut off. Some town’s don’t apply a lot shape requirement for lots over 10 acres in size.

The meeting adjourned at 8:45pm.

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

MEETING

November 19th 2012

Meriden Town Hall

PB Members in attendance: Jane Stephenson, Chair Mike Sutherland
Elise Angelillo Jeffrey Albright
Allan Ferguson Judy Belyea

The meeting opened at 7pm

Master Plan Discussion: Board members determined that a hearing on the newly
updated Master Plan would be scheduled for early next year. The draft document is now
posted up on the town’s website for public comment and input.

Donald and Judith Jordan Subdivision: Chairwoman Jane Stephenson opened the
hearing by reading the posted notice. Surveyor Wayne McCutcheon explained the
subdivision of property fronting on Spencer, Westgate and Kenyon Roads. The
property is 56.7 acres (tax map 255 lot 6) zoned Rural Residential. The property is
being divided into two lots. Lot 1 is 35.32 acres and will contain the existing home and
the land fronting on Westgate and Spencer Road, Lot 1A is 21.42 acres and is
undeveloped with frontage on Westgate and Kenyon Roads. As part of the application
process test holes have been done on both parcel to demonstrate that each lot can have
its own properly designed septic system. The septic system design for the new home
has just recently been approved by the NHDES. The existing farm house has an
antiquated system that will need to be replaced, the test hole confirms that this is
possible on lot 1. There being no comments, Chairman Stephenson moved to find the
application complete, the motion was seconded and voted in the affirmative. A motion
to approve the subdivision followed and was approved on a unanimous vote.

Shape Factor: The Planning Board reviewed subdivisions approved over the last ten
years to determine how they would fare under a shape factor as opposed to the 4 to 1
rule that is currently in place. At the end of this discussion, board members felt
confident that a shape factor is a reasonable alternative that eliminates some of the
confusion surrounding the 4 to 1 ratio. Board members determined that for lots 15
acres or smaller a shape factor of 25 or less would be required. If the shape factor is
greater than 25 but less than 31 an applicant can attempt to convince the Planning
Board that the lot as configured either due to its shape or size is a useable lot that is in
keeping with sound planning principles. Planning Board member Albright will amend
his original proposed change from 4 to 1 to a shape factor to reflect this discussion. A
hearing on the proposal will be scheduled for early next year.

The meeting adjourned at 8:45pm.

Stephen Halleran

Jane Stephenson, Chair
MINUTES OF THE PLAINFIELD PLANNING BOARD
MEETING
December 17th 2012
Meriden Town Hall

PB Members in attendance: Mike Sutherland, Chair Jeffrey Albright
Allan Ferguson Stephen Halleran

The meeting opened at 7pm

Stephen Halleran noted that with the icy weather the Selectmen have appointed him to stand in for Judy Belyea at this one meeting. In accordance with past practice Halleran noted that there are no public hearings and that he would not be voting on any Planning Board issues this evening. His appointment allows for a quorum and the meeting to move forward. Chairwoman Jane Stephenson, who also cannot attend, has appointed Mike Sutherland to be acting Chair for this meeting. Mike Sutherland conducted the rest of the meeting.

KUA Field House Level Spreader: CFO Jim Gray and Engineer Ian MacKenzie met with the group to discuss the latest design for the surface water treatment system for the new field house project. The original level spreader, designed to slow surface runoff from the surrounding catch basin system before it enters Chellis Pond as proposed by Pathways, has not worked and a new design is now proposed. The new design will be a 9’ x 60’ concrete pool that will act in the same manner as the previous spreader, which was only 13’ long, but this one will spread the water out over a much greater area. The concrete pool will have weep holes in the bottom so that during times of low flow the basin should be empty of water. Town Engineer Lou Caron has reviewed and approved the new design. KUA will be responsible for monitoring the construction and insuring that the device is constructed properly. Member Jeff Albright noted that these structures will work, but require some maintenance to keep working properly.

Shape Factor: The group continued its review of various lots, comparing the existing 4 to 1 ratio with the proposed lot shape factor. Mike Sutherland noted that he feels adding a statement of purpose to the shape factor amendment would be helpful for demonstrating why the regulation is deemed important. Mike will forward to the town office some proposed language about purpose. A hearing on the proposed shape factor is planned for January 7th.

The meeting adjourned at 8:00pm

Stephen Halleran

Mike Sutherland, Chair