MINUTES OF THE PLAINFIELD PLANNING BOARD

Meeting January 4th 2016

Meriden Town Hall

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

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

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

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

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

Question 2. In order to clarify what is meant by the term Impervious Surface the following change is proposed: Add to Article VIII of the Zoning Ordinance-Definitions the following:

Impervious surfaces: Surfaces that cannot effectively absorb and infiltrate water and therefore increase both the amount and rate of storm water run off. Examples of impervious surfaces include, but are not limited to driveways, parking areas, sidewalks, roofs, decks, and patios. Vegetative surfaces are not considered impervious.

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

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

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

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

The meeting adjourned at 7:35pm.

Submitted,         Elise Angelillo
                      Stephen Halleran
MINUTES OF THE PLAINFIELD PLANNING BOARD

Meeting January 20\textsuperscript{th} 2016

Meriden Town Hall

Members Present: Jane Stephenson Jeff Allbright
Doug Gest Mike Sutherland

The meeting opened at 7:00pm

Robert Jordan Subdivision: Chairwoman Stephenson opened the hearing by reading the posted notice. The applicant is proposing to divide 46.7 acres (map 260 lot 3) into two parcels lot 2A 26.12 acres and 2B 20.64 acres. The division line will be Kenyon Road. The property has frontage on Stage, Spencer and Kenyon Roads (see Jordan 2006 subdivision). The surveyor on the project is Paton Land Surveying. The surveyor was not present for the hearing. The board members noted some minor issues with the plan and were disappointed not to have the surveyor present to answer a couple of questions. For example it would have been helpful if the plan had included past Jordan subdivision survey data. Abutter Shelley Andrew inquired about the common line with her property. Her concern was addressed with a close look at the plan.

It was unclear whether a well on the Jordan land that once served the then Robert Jordan house now Johnson (254-27) is still actively used. Halleran called the abutter and learned that the well is no longer in use and has not been for many years, the Johnson property is served by a drilled well on their land. There being no other questions the board reviewed the application and found it to be sufficiently complete to move forward with the hearing. A motion to approve the subdivision was made, seconded and voted in the affirmative.

Zoning Changes: The Planning Board conducted a final review of the proposed zoning changes, discussing a minor clarification change made at the public hearing. A motion to approve the change and to direct the Zoning Administrator to forward them to the Town Clerk for inclusion on the 2016 town ballot was made second and voted in the affirmative.

The meeting adjourned at 8:00pm. The next board meeting is scheduled for February 1\textsuperscript{st}.

Jane Stephenson, Chair

Stephen Halleran
MINUTES OF THE PLAINFIELD PLANNING BOARD
Meeting February 15 2016
Meriden Town Hall

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

The meeting opened at 7:00pm

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

Other business: The January 4th and 20th minutes were approved as amended.

The meeting adjourned at 7:45pm.

Stephen Halleran

Jane Stephenson, Chair
MINUTES OF THE PLAINFIELD PLANNING BOARD

Meeting March 21st 2016

Meriden Town Hall

Members Present: Jane Stephenson Doug Gest
Elise Angelillo Stephen Halleran, Alt

The meeting opened at 7:00pm

Gallagher Annexation: Chairman Jane Stephenson opened the hearing at 7:05pm. The posted notice was read. The application is for the transfer of 2.7 acres from tax map 264-15 to tax map 264-9. Both parcels are owned by the applicant Ann Gallagher. As a result of this application 264-15 is reduced to 100.6 acres and 264-9 is increased to 12.3 acres. Surveyor Wayne McCutcheon explained the application noting that the calculated shape factor for 264-9 is 22. Parcel 264-15 is larger than 15 acres so no shape factor calculation is necessary. Wayne also noted that the plan contains a requirement that prohibits the further subdivision of 264-9, the 12.3 acre parcel.

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

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

The meeting adjourned at 8:00pm.

Regards,

Stephen Halleran

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

Members Present: Jane Stephenson  Doug Gest
Elise Angelillo  Stephen Halleran, Alt

The meeting opened at 6:30pm

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

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

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

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

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

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

The meeting adjourned at 8:30pm

Stephen Halleran       Jane Stephenson, Chair
MINUTES OF THE PLAINFIELD PLANNING BOARD
Meeting April 18th 2016
Meriden Town Hall

Members Present: Jane Stephenson   Doug Gest
Elise Angelillo   Jeff Allbright

Others Present: Pricilla Wheeler   Robert Wheeler
John Tomlinson   Ron Bailey
Brad Atwater

The meeting opened at 6:30pm

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

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

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

The meeting adjourned at 7:15pm.

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

Meeting May 2nd 2016

Meriden Town Hall

Members Present: Mike Sutherland  Doug Gest
Elise Angelillo  Jeff Allbright
Judy Belyea

The meeting opened at 7:00pm

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

Preliminary Discussion Don Goodwin: The rest of the meeting was spent with Donald Goodwin discussing a possible seven lot subdivision of Spencer Road land that he recently purchased from Robert Jordan. A large group of neighbors and abutters attended the meeting to hear the discussion. The Planning Board explained that this project would be a major subdivision under Plainfield’s regulations and as such a variety of studies would be required to allow the Planning Board to determine the impact of the project.

Mr. Goodwin indicated he has no plans to sell any of the lots, but would prefer to get the subdivision done now so the lots were available to him. Neighbors stressed how important the agricultural fields are to them and asked Don to consider protecting them or at least reducing the number of lots he proposes. Robert Jordan indicated when he sold the property Don told him he had no plans to subdivide. Mr. Jordan acknowledged that there was no written agreement or condition about not subdividing the land.

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

Other Business: The Planning Board’s next meeting will be May 16th and will feature a site plan review for a 17 bed dormitory at Kimball Union Academy.

The meeting adjourned at 8:10pm.

Stephen Halleran       Mike Sutherland
MINUTES OF THE PLAINFIELD PLANNING BOARD

Meeting May 16th 2016

Meriden Town Hall

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

The meeting opened at 6:30pm

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

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

Chairwoman Jane Stephenson opened the hearing for the new dormitory. Kimball Union is now in the process of using the lot merger RSA 674 to fold this property into the main campus lot. This work is not complete, but will be done well before the school is ready to utilize the dormitory. KUA Head of Operations Hunter Ulf walked the group through a complete set of plans for the project. Elevation drawings, plot plans, interior schematics. The new roof pitches will be 8/12, not as steep as the existing home, but steep enough to not conflict with the existing roof lines. The dormitory area will have a second egress door and path on the downhill side leading to the sidewalk on Main Street. Halleran confirmed that the Fire Chief and the MVWD have both confirmed that the project meets with their approval. The dormitory and faculty housing will be outfitted with sprinklers; fire hydrants are located in close proximity on Main Street. The Meriden Village Water District has ample capacity both in fresh and waste water.

Hunter explained that the first floor of the new dorm will be ADA accessible. All new lighting will be dark sky compliant. Hunter explained that the building is modular in construction and that the entire project will arrive as 16 boxes to be craned into place. In going through its review the Planning Board developed the following three areas of concern for Hunter to investigate further.

1. Configure the driveway and parking so that there will be less interaction between vehicles and pedestrians and insure that there is ample room for a car to turn around and go back onto Main Street without having to back into the road. As currently configured vehicles would back onto Main Street in the same area that pedestrians will be coming and going from the building.

2. Consider additional screening on the east side of the project where three stories of the dormitory (basement, 1st, 2nd floors) will be visible.

3. If a temporary construction driveway is needed, get that permitted from the NHDOT.

There being no abutters or members of the public in attendance, the hearing was closed. The Planning Board reviewed the application for completeness. Finding it well done and complete a
motion to approve the site plan as conditioned above was made, seconded and voted in the affirmative.

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

Stephen Halleran       Jane Stephenson
MINUTES OF THE PLAINFIELD PLANNING BOARD
Meeting June 6th 2016
Spencer Road

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

Others Present:  Julie Murray

The meeting opened at 7:00pm

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

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

The meeting adjourned at 8:15pm

Stephen Halleran                Jane Stephenson
MINUTES OF THE PLAINFIELD PLANNING BOARD
Meeting June 20th 2016
Spencer Road

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

Others Present: Julie Murray Kate Whybrow Stephen Lambert
Shelley Andrews Peter Johnson Leni-Lyne Johnson
Rod Herrin Ellen Herrin

Goodwin-Spencer Road Property-Site Visit: As part of their continuing efforts to work with owner Donald Goodwin on a Conservation Design subdivision for his 27 acre agricultural property, the Planning Board met on site a second time with Mr. Goodwin. For this session abutters were mailed informal notices and invited to attend and offer comments on Don’s revised plan. The 7 lots have been scaled back to 4 lots that leaves the hay field along Spencer Road largely untouched. Like the Planning Board, the neighborhood felt that this plan was a significant improvement over the 7 lot version. Don will now go to work with his surveyor to develop the proposed lots and building envelopes. The lower hayfield will be included on a single parcel. Don will need state subdivision approval and driveway permits as part of his formal application to the town. All work today has been informal, the RSA 674 noticed public hearing later this year will begin the formal review of the application. Neither the applicant nor town is bound by any of the discussions to date.

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

There being no other business, the meeting adjourned at 8:00pm. The Board’s next meeting will be July 18th.

Stephen Halleran       Jane Stephenson
The meeting opened at 7:00pm. The June 20th minutes were approved with corrections.

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

**Other business:** The board had a general discussion about ongoing projects. The Planning Board will meet next on August 1st.

There being no other business, the meeting adjourned at 7:50pm.
MINUTES OF THE PLAINFIELD PLANNING BOARD
Meeting August 1st 2016

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

The meeting opened at 7:00pm. The July 18th minutes were approved with corrections.

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

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

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

The meeting adjourned at 7:45pm.

Stephen Halleran Jane Stephenson
MINUTES OF THE PLAINFIELD PLANNING BOARD
Meeting Tuesday September 6th 2016

Members Present:  Mike Sutherland, Chair  Elise Angelillo
                  Doug Gest  Judy Belyea
                  Stephen Halleran, alt

The meeting opened at 7:00pm.

KUA Voluntary Lot Merger: CFO Robert Blake and Facilities Director Doug Plummer attended the meeting to follow up with the lot merger of the 1813 House (map lot) into the Main Campus. See May 16th Planning Board minutes. The 1813 house is now owned by the school and has had a dormitory added to the back of it. As part of the site plan for that project it was decided that it made the most sense to merge the small lot into the campus lot which has an established use as a private school. The RSA 674:39-a merger accomplishes this goal. No public hearing or notice is required. The Planning Board voted to accept the merger and Acting Chairman Claude (Mike) Sutherland signed the necessary document.

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

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

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

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

Goodwin Subdivision Spencer Road: The posted notice was read, the project involves the division of 24 acres along Stage, Spencer and Kenyon Road into four separate lots. Several informal discussions have taken place with Mr. Goodwin over the last four or five months, see PB minutes. Initially seven lots were proposed with no restrictions. Working with the owner and abutters the current four lot plan with building envelopes and use restrictions for the agricultural hayfield have been proposed. Each lot has a designated building envelope and the hayfield lot contains a restriction that the field will be used for agricultural grass crops or corn and pasture land only. Board members reviewed the plan carefully noting that the stamp of the wetland scientist was not on the plan, also the building envelope for lot 2C needs to be adjusted slightly. Minor changes were made to the use restriction. These changes were designed to make it clear where temporary agricultural buildings could and could not be built. Don Goodwin agreed to these changes without question. Lot 2A will need PB approval for a shape factor of 29.9. The other three lots have fully compliant shape factors. A shape factor of 25-30 must be approved by the PB separately. Over 30 approval is not possible. Halleran noted that all driveway locations have been approved, this includes the NHDOT for the Stage Road lot. Board members suggested that for the final plan the lots be renumbered 2A to 1, 2C to 2, 2D to 3 and 2E to 4.
Abutter Shelley Andrews insisted that no changes be made to the wetlands. Don Goodwin assured her that none are planned. Robert Jordan objected to the building envelop across from his driveway. He made it clear that he felt deceived by Mr. Goodwin who purchased the land from him. The objection was noted, but no change was made.

The hearing was recessed until the September 19th meeting.

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

Submitted,

Stephen Halleran

Mike Sutherland, Chair
MINUTES OF THE PLAINFIELD PLANNING BOARD
Meeting Monday September 19th 2016
Meriden Town Hall

Members Present: Jane Stephenson, Chair Mike Sutherland
Doug Gest Jeff Allbright

The meeting opened at 7:00pm.

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

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

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

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

There being no other business the meeting was adjourned at 8:00pm.

Stephen Halleran Jane Stephenson
MINUTES OF THE PLAINFIELD PLANNING BOARD
Meeting Monday October 17th 2016
Meriden Town Hall

Members Present:  Jane Stephenson, Chair  Mike Sutherland
                 Doug Gest             Jeff Allbright

The meeting opened at 7:00pm.

The September 19\textsuperscript{th} minutes were approved as amended. Minutes previously approved were signed.

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

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

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

Stephen Halleran                     Jane Stephenson
MINUTES OF THE PLAINFIELD PLANNING BOARD
Meeting Monday November 21st 2016
Meriden Town Hall

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

The meeting opened at 7:00pm.

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

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

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

The meeting adjourned at 8:00pm

Stephen Halleran  Jane Stephenson