MINUTES OF THE PLAINFIELD PLANNING BOARD

Meeting Monday February 6th 2017
Meriden Town Hall

Members Present:  Jane Stephenson, Chair    Elise Angelillo
                 Jeff Allbright                Mike Sutherland
                 Douglas Gest

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

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

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

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

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

The meeting adjourned at 8:15pm.

Stephen Halleran

Jane Stephenson, Chair
MINUTES OF THE PLAINFIELD PLANNING BOARD
Meeting Monday February 20th 2017
Meriden Town Hall

Members Present: Judy Belyea Acting Chair Elise Angelillo
Jeff Allbright Mike Sutherland
Douglas Gest

The meeting opened at 7:00pm

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

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

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

The meeting adjourned at 8:00pm.

Stephen Halleran

Judy Belyea, Chair
MINUTES OF THE PLAINFIELD PLANNING BOARD
Meeting Monday March 6th 2017
Meriden Town Hall

Members Present: Jane Stephenson Chair Elise Angelillo
Mike Sutherland Judy Belyea

The meeting opened at 7:00pm

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

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

The meeting adjourned at 7:40pm.

Stephen Halleran

Jane Stephenson, Chair
MINUTES OF THE PLAINFIELD PLANNING BOARD
Gathering Monday April 17th 2017
Meriden Town Hall

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

Others Present: Evan Oxenham

The gathering opened at 7:00pm

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

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

The gathering concluded at 7:45pm.

The Planning Board’s next meeting should be May 1st.

Notes by Stephen Halleran
MINUTES OF THE PLAINFIELD PLANNING BOARD
Meeting Monday May 22nd  2017
Meriden Town Hall

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

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

The meeting opened at 7:00pm

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

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

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

Site Plan Review Thom’s Tavern Outside Patio: The hearing to add a 21 seat outside dining
patio was opened and Planning Board members began a discussion about their site visit. The
applicant has represented that the current parking lot contains 31 spaces and will be increased to
hold 37 spaces (5 employee, 1 ADA, 31 patron). Board members questioned whether this was
accurate based on the current size of the lot a maximum of 26 spaces is possible, but not 31, each
space is 10’x20’. It was noted that as originally approved the restaurant was to have 48 seats, it
now has 72 seats. The original parking lot was expanded after Thom Lappin decided to sprinkle
the building which resulted in a maximum state life safety code occupancy load of 72. At that
time the project should have come back to the ZBA and PB for review, but it did not. Town
Administrator Halleran was asked to confirm the parking lot measurements, but as it currently is
configured it would appear that the parking lot needs to have 6 spaces added just to satisfy the
indoor seating at the 72 seat level. The town has received concerns about tavern patrons parking
on both sides of Bean Road on Friday and Saturday evenings. The roadway becomes very
narrow and might no accommodate emergency vehicles like fire trucks.
Abutter Jane Witzel pointed out that the landscaping plan shown on the approved site plan has not been completed and that light and noise spills over to her property. She also noted that hours of operation have been expanded without review and the sidewalk extension has not occurred. At this time Thom Lappin withdrew his application for the patio, electing to leave the meeting, effectively ending the discussion. Chairwoman Stephenson noted that a follow up letter to Thom was needed to clarify what must be done to bring the existing restaurant into compliance with town requirements.

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

The meeting adjourned at 9:00pm.

Stephen Halleran

Jane Stephenson, Chair
MINUTES OF THE PLAINFIELD PLANNING BOARD
Meeting Monday June 5th 2017
Meriden Town Hall

Members Present: Jane Stephenson, Chair Elise Angelillo
Douglas Gest                Jeff Allbright

The Meeting opened at 6pm

Harold “Dewey” Jones Chairman of the Meriden Village Study Committee met with the Planning Board to discuss some of his group’s plans for the coming year. Dewey is interested in engaging the town on the following subjects:

Possible future locations for the Meriden Post Office,
Possible connecting trail between the Meriden and Plainfield Plain Villages
Pedestrian safety around the elementary school.
Future plans for Kimball Union Academy as they pertain to the Village.

Chairman Stephenson supported the idea of engaging the community in some fashion on these issues if specific questions can be developed in advance. Her experience is that these types of workshops can become difficult to manage if the subjects are broad. Dewey noted that the study committee will be meeting late this month.

Other Business: The Planning Board reviewed the letter sent to Thomas Lappin about the completion of his restaurants site plan review requirements. The Board wants the record to be very clear that Tom’s developed restaurant is larger than the one he received approval for and now has expanded hours of operation. The Zoning Board has addressed some of these concerns in their 2017 decision; however, prior to any additional seating being approved the site plan for the current restaurant must be completed.

The meeting adjourned at 8:30pm. The Board’s next meeting is on June 12th a joint session with the ZBA to review the Barrington Power solar array at the elementary school.

Stephen Halleran                Jane Stephenson, Chair
MINUTES OF THE PLAINFIELD PLANNING BOARD
Meeting Monday June 12th 2017
Meriden Town Hall

Members Present: Jane Stephenson, Chair Elise Angelillo
Douglas Gest Jeff Allbright
Mike Sutherland

The Meeting opened at 6:30 pm

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

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

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

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

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

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

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

Having just sat through the ZBA work on the case, the Planning Board focused its efforts on the site details, particularly whether or not wetlands were present on the site. It was unclear to the board whether or not a wetland permit was needed for the land conversion portion of the project. The board determined that a wetland delineation by a certified soil scientist was necessary. If
wetlands are present, is the disturbance to them significant enough to require a NHDES wetland bureau permit.

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

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

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

Stephen Halleran

Jane Stephenson, Chair
MINUTES OF THE PLAINFIELD PLANNING BOARD
Meeting Monday August 7th 2017
Meriden Town Hall

Members Present: Jane Stephenson, Chair Elise Angelillo
Douglas Gest Jeff Allbright
Mike Sutherland Judy Belyea

The Meeting opened at 7:00 pm.

Lundy’s Lawn Care Site Plan Review: Chairwoman Stephenson opened the hearing by reading the posted notice. The use was approved in May by the Zoning Board, case 17-02. Patrick Lundrigan explained that his company employees about five people and performs lawn care and landscaping services as well as snow removal services. The business has outgrown his home, located just up the road. The 4 acre vacant lot purchased from Larry Greenwood will be developed to include a 250’ long driveway with a cleared area approximately one acre in size. A 40’x 60’ steel shop building will be constructed on the site. A vegetative buffer will be maintained around the perimeter of the lot. This buffer may have to be added to on the south side to provide some additional screening for the Guerin property. All lighting will be night ski compliant. Bulk product like mulch and salt will be stored on the site in properly constructed bunkers. Planning Board member Mike Sutherland provided a copy of the State of New Hampshire’s best management practices for salt storage facilities. At this time no sign is proposed for the street, however one might be added in the future. The NH DOT has approved an amendment to the driveway permit from residential use to commercial use.

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

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

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

Mt. Valley Treatment Center: Chairwoman Jane Stephen opened the public hearing by reading the posted notice. The use received ZBA approval in July, case 17-07. In summary, Mt. Valley Treatment Center is a not for profit organization in Pike NH located on the campus of the Upper Valley Stewardship Center. Mt Valley is affiliated with an organization that operates several adolescent treatment facilities. The program includes up to 24 enrollees, boys and girl (13-20 years old) who spend 60-90 days at the treatment center working on their anxiety disorders. The admissions process is stringent and does not accept those with either substance abuse problems or a history of criminal activity. The organization is registered as an adolescent heath provider that is licensed by the state of New Hampshire. Approximately 30 employees work at the facility. The application seeks to relocate the Mt. Valley operation from Pike to Plainfield, utilizing the former
Home Hill Inn property on River Road consisting of 25 acres. Attorney Brad Atwood explained that very few changes are planned for the site. A new employee parking lot will be established adjacent to the field and on the right of the existing access driveway. The Inn itself and various outbuildings will receive some renovations but basically will not be changed significantly. The existing pool will be filled in and converted to a garden. A new sign is being developed and will look similar to the former Inn’s sign. The Inn is served by three modern septic system all approved the NH DES. The design loading for those systems exceeds Mt. Valley’s needs. Randall Mudge and Associates out of Hanover is performing a life safety code review of the facility. The Inn is already alarmed and sprinkled. Board members reviewed the various submittals and plans, noting that the parking lot design would need to be reviewed by the board. A motion to approve the site plan, subject to receipt of the parking lot plans was made seconded and voted in the affirmative.

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

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

The board’s next meeting will be Monday August 21st and will feature two more site plan reviews.

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

Meeting Monday August 21st 2017
Meriden Town Hall

Members Present:  Jane Stephenson, Chair Elise Angelillo
                 Jeff Allbright       Mike Sutherland

The Meeting opened at 7:00 pm.

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

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

There being no further comments the public hearing was closed.

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

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

Other Business: The Board reviewed some traffic data for the Main Street Route 120 intersection. The data was compiled by our RPC as part of an effort to determine if a pedestrian crossing device is needed. The result of that work was that there are not
enough pedestrian crossings to warrant a device. About 1,400 cars a day travel on Route 120. Some 600 a day travel on Main Street, 200 a day on Bean Road.

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

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

Stephen Halleran

Jane Stephenson, Chair
MINUTES OF THE PLAINFIELD PLANNING BOARD

Meeting Monday September 18th 2017

Meriden Town Hall

Members Present:  Mike Sutherland, Vice Chair     Elise Angelillo
                Judy Belyea                           Stephen Hallerna, Alt

The Meeting opened at 7:00 pm.

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

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

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

Bart Industries: Applicant Robert Baylon explained that Bart Industries is a small company in Bellows Falls Vt the proposal is to develop a 3,500 sq ft warehouse on the property for the storage and distribution of dry foods. No refrigeration is necessary so there are no compressors or extensive mechanical systems running outside the building. These facilities work in the following manner: Around mid day a tractor trailer brings the bulk food into the warehouse. Each morning six delivery trucks leave for the day around 6:30am, returning late in the afternoon. The trucks are reloaded and parked for the night until the next morning. No employees work in the building during the day. There is a small office for the district manager to do paperwork. The facility will have a well and a septic system. The grounds will be landscaped and screened from neighbors; all outside lighting will be either be motion sensitive or dark sky compliant. In regard to landscaping shrubs are planned for along Route 12A with evergreen hedge screens along the Troy Hall and Amy Franklin common lines. The applicant is willing to work with all abutters to make modest changes to the landscape plan if that will improve the facility from their view point. Chairman Sutherland drilled down on the dark sky complaint lighting requirement, noting that many steel buildings come with what is reported to be dark sky lights, but in fact they are not. True cut off fixtures stop all side light. The applicant was provided a schematic which showed dark sky complaint fixtures. Mr. Baylon indicated he would make sure a compliant fixture was used. All lighting will be on the building, not
post lights are planned for the facility. The possible use of LED lights, which can be
softner to the eye, was discussed as well. No sign is planned for the facility. There is no
retail traffic at the facility. Paul Franklin asked the applicant to do all that he could to
preserve the Route 12A transition from Lebanon into Plainfield. While there is some
commercial development along the road in Plainfield, much of the area is agricultural
farms, residential uses and forest land. Planting some evergreen trees around the building
was suggested as one way to soften the impact of the butler style building and to assist
with the view from abutter Karen Aldrich’s house which sits up on a knoll across from
the new use.

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

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

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

There being no other questions or concerns a motion was made to approve the site plan
subject to the following conditions:
1) All building lighting will be building mounted and dark sky compliant fixtures. The
specification sheets for the fixtures will become part of the file.
2) Landscaping will be as represented on the plan and to include the suggestions made by
abutters. Any necessary arbitration of the final plan will be handled by the town’s Zoning
Administrator.
3) Receipt of a NHDOT driveway permit.
4) Receipt of an approve NHDES septic plan.

The motion was seconded and voted in the affirmative

The meeting adjourned at 8:15pm.

Stephen Halleran      Mike Sutherland, Vice Chair
MINUTES OF THE PLAINFIELD PLANNING BOARD
Meeting Monday October 16th 2017
Meriden Town Hall

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

The Meeting opened at 6:15 pm.

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

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

The group moved to the Meriden Town Hall.

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

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

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

The meeting adjourned at 8:15pm

Stephen Halleran Jane Stephenson
MINUTES OF THE PLAINFIELD PLANNING BOARD

Meeting Monday November 6th 2017

Meriden Town Hall

Members Present: Jane Stephenson, Chair    Mike Sutherland
                Elise Angelillo                Jeff Allbright
                Doug Gest                    Judy Belyea

The Meeting opened at 7:00 pm.

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

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

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

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

Stephen Halleran          Jane Stephenson
MINUTES OF THE PLAINFIELD PLANNING BOARD
Meeting Monday November 20th  2017
Meriden Town Hall

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

The Meeting opened at 7:00 pm.

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

The minutes of November 6th were approved as amended.

The board’s next meeting will be Monday December 4th.

The meeting adjourned at 8:00pm.

Stephen Halleran       Jane Stephenson
Meeting Monday December 4th 2017
Meriden Town Hall

Members Present: Jane Stephenson, Chair Elise Angelillo
Mike Sutherland Stephen Halleran

The Meeting opened at 7:00 pm.

The November 20th minutes were approved as amended.

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

The meeting adjourned at 8:00 pm.

Stephen Halleran

Jane Stephenson
Meeting Monday December 18th  2017  
Meriden Town Hall  

Members Present:  Jane Stephenson, Chair   Elise Angelillo  
  Mike Sutherland  Stephen Halleran 

The Meeting opened at 7:00 pm.  
The December 4th minutes were approved as presented.  

Zoning Changes:  As noticed, the Planning Board held a public hearing on proposed changes to  
the town’s accessory dwelling unit (ADU) ordinance. The changes are designed to insure that the  
ordinance is in conformance with the state’s ADU law that was enacted in 2017.  See attached.  
The hearing was opened at 7:10pm. There being no members of the public wishing to comment  
the hearing was closed at 7:15pm.  The Planning Board made two minor grammatical changes to  
the draft and then voted to forward the changes to the town clerk for inclusion in the 2018 town  
warrant.  
The meeting adjourned at 8:00pm.  

Stephen Halleran  

Jane Stephenson