Meeting Monday January 7th 2019
Meriden Town Hall

Members Present: Jane Stephenson, Chair Elise Angelillo
Judy Belyea Mike Sutherland
Ryan Boyton Stephen Halleran, Alt

The Meeting opened at 7:00 pm.

This being the first meeting since October the Planning Board caught up on its past minutes that were not yet approved. The August 20th, September 17th and October 15th minutes were all approved as amended.

The rest of the meeting was spent working on possible zoning changes for 2019 town meeting. Two changes are proposed. The first clarifies the criteria for being granted a special exception; the second clarifies the appeals process. Several questions came up during the discussion. Zoning Administrator Halleran will seek clarification from town attorney Barry Schuster.

A January 22nd public hearing is planned.

The proposed changes, draft 01, are as follows:

ARTICLE 2. To see what action the town will take with regard to the following question relative to the Plainfield Zoning Ordinance, said change being recommended by the Planning Board:

Question 1. In order to clarify the criteria for the granting of special exceptions delete section 5.6II a) & b) which read

5.6II CONDITIONS TO BE MET

II. Special Exceptions

In order for the Board to grant a special exception it must find that the special exception being sought by the applicant is in fact permitted and specified in the Zoning Ordinance and that all of the conditions for the special exception are met.

a) A special exception as specified in this ordinance may be permitted only if the Board of Adjustment makes the following findings of fact:

(1) The use is one that is ordinarily prohibited in the district.
(2) The use is specifically allowed as an exception under the terms of the Ordinance.
(3) Appropriate and adequate facilities will be provided for the proper operation of the proposed use.
(4) The proposed use will comply with the applicable regulations of the district in which it is to be located.

b) For the purpose of this Ordinance, the following are established as general conditions for the granting of all special exceptions (subject to further conditions as may be defined elsewhere herein as to the uses concerned) namely:
(1) That the use will not be detrimental to the character or enjoyment of the neighborhood. 
(2) That the use will not be injurious, noxious, or offensive and thus detrimental to the neighborhood; 
(3) That the use will not be contrary to the public health, safety or welfare by reason of undue traffic congestion or hazards, undue risk to life and property, unsanitary or unhealthful emissions or waste disposal, or similar adverse causes or conditions.

Replace the deleted text with

5.6II CONDITIONS TO BE MET

II. Special Exceptions
A special exception as specified in this ordinance may be permitted only if the Board of Adjustment makes the following findings of fact:

1. The use is specifically allowed as a special exception under the terms of the Ordinance.
2. That the use will not be detrimental to the character or enjoyment of the neighborhood.
3. The proposed use will comply with the applicable regulations of the district in which it is to be located.
4. The granting of a special exception must include remedy for any existing zoning violations on the property.
5. The capacity of existing or planned community services or facilities, including streets and utilities will not be adversely affected
6. Traffic on roads and highways in the vicinity shall not be adversely affected
7. That the use will not be contrary to the public health, safety or welfare by reason of traffic congestion or hazards, undue risk to life or property, unsanitary or unhealthful emissions or waste disposal, or similar adverse conditions.
8. Appropriate and adequate facilities will be provided for the proper operation of the proposed use.
9. No undue municipal expense will be created.

Renumber the section as indicated.

[ ] Yes  [ ] No

Question #2. In order to clarify the local appeal process the following replacement of section 5.5 APPEALS TO THE ZONING BOARD OF ADJUSTMENT is proposed.

Delete the existing section 5.5 which reads

5.5 APPEALS TO THE ZONING BOARD OF ADJUSTMENT
If it is alleged that an error has been made, any aggrieved person, officer, department, board or bureau of the town affected by any decision of the administrative officer may appeal to the Board. Such appeals must occur within fifteen days of the granting or
denial of a zoning permit by filing with the Zoning Board of Adjustment a notice of
appeal specifying the grounds for appeal. Work may not continue during an appeal
unless the administrative officer states that work stoppage would cause imminent peril
to life and property.

An appeal stays all proceedings under the action appealed from unless the officer from
whom the appeal is taken certifies to the Board of Adjustment after notice of appeal shall
have been filed with him or her, that, by reason of facts stated in the certificate, a stay
would, in his or her opinion, cause imminent peril to life or property. In such case,
proceedings shall be stayed by a restraining order which may be granted by the Board of
the Superior Court.

Replace with

5.5 APPEALS TO THE ZONING BOARD OF ADJUSTMENT If it is alleged that an
error has been made by any decision of the administrative officer, any aggrieved person,
officer, department, board or bureau of the town affected may appeal to the Board. Such
appeals must occur within fifteen days of the decision of the administrative officer or the
granting or denial of a zoning permit. Such appeal shall be made by filing with the
administrative officer and the Zoning Board of Adjustment a notice of appeal specifying
the grounds for appeal.

Any activity or work may not continue during an appeal unless the administrative officer
states that work stoppage would cause imminent peril to life and property. An appeal
stays all proceedings under the action appealed from unless the officer from whom the
appeal is taken certifies to the Board of Adjustment that, by reason of facts stated in the
certificate, a stay would, in his or her opinion, cause imminent peril to life or property.

[ ] Yes     [ ] No

The meeting adjourned at 8:30pm

Stephen Halleran       Jane Stephenson, Chair
Meeting Tuesday January 22nd 2019
Meriden Town Hall

Members Present: Mike Sutherland Judy Belyea
Stephen Halleran, Alt Elise Angelillo

The Meeting opened at 7:00 pm.

The January 7th minutes were approved as amended.

The Planning Board held a public hearing on the proposed zoning changes. Both changes are intended to clarify existing sections of the zoning ordinance. The hearing was opened at 7:10pm

Question 1. To clarify the criteria for the granting of special exceptions found in section 5.6
Question #2. To clarify the local appeal process found in section 5.5

There being no one wishing to testify the public hearing was closed at 7:15pm.

The remainder of the meeting was spent making grammatical improvements to the draft language.

A motion was made seconded and voted in the affirmative to instruct the Town Administrator to forward the approved change questions to the town clerk for inclusion in the 2019 town warrant.

The meeting adjourned at 7:30pm.

Stephen Halleran  Mike Sutherland
Meeting Monday February 18th  2019
Meriden Town Hall

Members Present:  Mike Sutherland  Judy Belyea
Stephen Halleran, Alt  Ryan Boynton

The Meeting opened at 7:10 pm.

The January 22nd minutes were approved as amended.

Mike Sutherland opened the meeting and asked Steve Halleran to read the posting for the one case before the board this evening. The **Alice P. Hendrick Trust** has filed an application for subdivision of 37 acres of property (map 268 lot 28) fronting Stage Road. Lot 1 to be 5 acres with a house and barn, lot 2- 32 acres of undeveloped land. Surveyor Wayne McCuthcheon explained the plan, noting some of the difficulties he has had with is survey line along Stage Road. Documentation of the portion of the roadway is missing from state files. Attorney Brad Wilder explained that he is representing the Alice P. Hendrick Trust and is attempting to complete the work spelled out in the trust documents, mainly the transfer of the property from the trust to Alice Hendrick’s named beneficiaries. Her two sons John and David have asked him to perform this work. John Hendrick was in attendance. The next step in the process is this subdivision that will make the transfer possible.

Wayne noted that the driveway permit for the undeveloped land has been verbally approved and the actual permit should be received any day now. Board members found the application to be complete, noting the need for receipt of the driveway access. Board members reviewed the lot shape calculation for the small lot, noting the difficulty that the splitting of the barn from the house by Stage Road. As proposed lot 2 has a shape factor of 27. Board members felt that approving the lot as configured was appropriate. A shape factor under 25 requires no PB action. Over 30 cannot be approved. 26-29 is at the discretion of the board. Halleran moved to allow the shape factor of 27, Belyea seconded the motion and it was approved on a 4 to 0 vote. A motion to approve the minor subdivision subject to a state access permit, waiving those items typically required only for major subdivision (traffic study, soils, topography, etc) was made and seconded. The motion was approved on a vote of 4 to 0. The mylar will not be signed until the state permit is received.

The meeting adjourned at 7:45pm.

Stephen Halleran       Mike Sutherland
The Meeting opened at 7:10 pm.

The February 18th minutes were approved as amended.

The missing state driveway permit for the Hendrick subdivision has now been received and the file complete. Therefore, the mylar and prints for the Hendrick subdivision approved in February was signed and will be recorded.

The Planning Board received a brief update on their upcoming agendas.

The meeting adjourned at 7:40pm

Stephen Halleran

Jane Stephenson, Chair
Meeting Monday May 6th  2019
Meriden Town Hall

Members Present:  Jane Stephenson       Eric Brann
                 Stephen Halleran, Alt  Judy Belyea
                 Elise Angelillo          Ryan Boynton
                 Jeff Allbright

The Meeting opened at 7:10 pm.

The April 1st minutes were approved as amended.

The Planning Board met for a consultation with Don Goodwin about a possible driveway change for lot 1 of his 2016 Kenyon Road subdivision. Mr. Goodwin did not appear. Lot #1 has restrictions on it to preserve the agricultural land. If proposed, the driveway change would encroach on that restriction. That being the case, the Planning Board acknowledged that it would take a very compelling reason to approve a change. Halleran noted that Mr. Goodwin has now applied to the state for a permit off Stage Road, so perhaps his plan is to stay with the original layout for access.

Steve Halleran provided the Planning Board with a brief update on the River Road/Route 12A slide that is to be repaired by the NHDOT. The Selectboard is in discussions with the State to determine a detour route. Regardless of the final route, if a detour is necessary, it is likely much of the local traffic that uses Route 12A on a daily basis will end up on Beauty Hill and Old County Roads. This is a real concern for the Town. The Selectboard is trying to find a compromise.

The Planning Board will meet next on Monday May 20th for a proposed subdivision of a property on Camp Road, map 264-lot 15 now owned by Kevin and Clara McNamara.

The meeting adjourned at 8:00pm

Stephen Halleran       Jane Stephenson, Chair
Meeting Monday May 20th 2019
Meriden Town Hall

Members Present: Jane Stephenson Eric Brann
Judy Belyea Elise Angelillo
Jeff Allbright

The Meeting opened at 7:00 pm.

The May 6th minutes were approved as amended.

Kevin and Clara McNamara: Chairwoman Stephenson opened the public hearing by reading the posting. Kevin and Clara have filed an application for subdivision of 100 acres of property (map 264 lot 15) fronting on Camp Road. Lot 1 to be 11.38 acres with the existing house, lot 2-72.17 acres of undeveloped land and lot 3- 17.03 acres of undeveloped land. The property is zoned Rural Residential and is not served by public water or sewer. Kevin McNamara explained that this property was owned by his grandmother. He and his wife have purchased it and wish to retain the land. The house is to be sold with 11.38 acres. Lot 3 the 17.03 acre parcel may be used by their daughter at some point in the future but for the moment will remain with Kevin and Clara.

Abutters Janice and Hazen Allen explained that their only concern is that development on this property not impact their home, of particular concern would be their well. Kevin noted any development on the larger lot would likely be higher in elevation than their house. The distance and slopes are such that the two homes would not even see each other or have any impact on each other.

The plan was found to be complete. It was noted that the shape factor for lot 1 is 24.4, meeting the standard of no higher than 25 without specific PB approval. A motion to approve the application was made and voted in the affirmative.

The meeting adjourned at 8:00pm

Stephen Halleran

Jane Stephenson, Chair
Meeting Monday July 1st   2019  
Meriden Town Hall

Members Present: Jane Stephenson   Eric Brann
Judy Belyea   Elise Angelillo
Jeff Allbright

The Meeting opened at 7:00 pm.

Russo/Vargo: Chairwoman Jane Stephenson opened the hearing by reading the posted notice.
Survey Chris Rollins representing the applications explained that on behalf of David & Susan
Russo, John O’Donnell and Kathryn Vargo he has filed an application for annexation. Map 264
lot 4 an undeveloped parcel 12.88 acres fronting on Route 120 owned by the applicants will be
split and 5.70 acres of the parcel annexed to map 263-lot 3 (owned by Russo) and 7.18 acres
annexed to 263 lot 5 (owned by Vargo/O’Donnell) The property is zoned Rural Residential and is
not served by public water or sewer. The result of the application is that lot 264-4 is eliminated.
The application was found to be complete and a motion to approve was made seconded and voted
unanimously in favor.

The May 20th minutes were approved as amended

A brief update on upcoming application followed and the meeting was adjourned at 7:40pm

Stephen Halleran       Jane Stephenson, Chair
Meeting Monday July 29th 2019
Meriden Town Hall

Members Present:  Jane Stephenson   Judy Belyea
                 Elise Angelillo   Jeff Allbright
                 Ryan Boynton

The Meeting opened at 6:45 pm with a site visit to #12 Bean Road See ZBA case 19-02 multi-family building. The Planning Board walked around the property. Megan Tenney and Joshua Cloud explained how they hoped to lay out the building with three apartments and related grounds. No changes are planned on the side facing Great Brook.

Meriden Town Hall 7pm:

Heirs of Judy Atwater Annexation: Chairman Stephenson opened the hearing. Surveyor Wayne McCutcheon explained the project which is part of the estate of Judith Atwater. As proposed, 3.6 acres of land will be transferred to map 107 lot 22 owned by Vern and Holly Braswell (Judy’s daughter). Their lot will increase to 15.43 acres. Map 107 lot 21, Judy Atwater’s home property, will be reduced to 2.91 acres. No new lots are created. No abutters attended. The application was found to be complete and approved as presented. The mylar was signed and will be recorded later this week.

Tenney/Cloud: Jane Stephenson opened the hearing. Megan Tenney and Joshua Cloud explained that they have purchased the property at #12 Bean Road and have obtained ZBA approval to have a single family home and a three unit apartment building on the site. The apartments two bedrooms and one 1 bedroom unit will be created in the existing pottery shop area. The property is 3.6 acres in size and is served by both public water and sewer. No members of the public attended the hearing. A fire protection engineer has been hired by the applicants and they are working their way through his recommendations. It is possible that the number of units in the pottery shop may be reduced to two to avoid the need for a sprinkler.

The main Planning Board concerns for the project are the access driveway, which is very narrow and the parking for the house on Bean Road which may put the cars in the right of way for the road. Planning Board members felt that the access road should be at least 18’ wide, its 10’ now, with proper turning radius at Bean Road. This will allow emergency vehicles good access to the property. If necessary, the front parking could be moved around to the side of the house. All outside lighting will be dark sky compliant. Building Inspector David Lersch explained his review of the project to date and noted that the Fire Protection Engineer’s report has been very helpful. A motion to approve the site plan subject to the access road and parking adjustments (if necessary) was made and seconded and voted in the affirmative.

The meeting adjourned at 8:30pm.

Stephen Halleran       Jane Stephenson, Chair