

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **Meeting**
3 **January 5th 2015**
4 **Meriden Town Hall**

5
6 Members Present: Jane Stephenson, Chair Mike Sutherland
7 Elise Angelillo Jeff Albright
8 Judy Belyea
9

10
11 The meeting opened at 8:00pm
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13
14 Chairman Stephenson opened the public hearing on the proposed zoning changes for 2015.
15

16 **Question 1.** If approved, this change will clarify questions that have risen with the administering of the
17 newly adopted Accessory Dwelling Unit (ADU) ordinance approved in 2014.
18

19 **Question 2.** If approved, this change provides a basic regulatory framework for solar energy projects. All
20 roof mounted systems and most ground mounted systems will not require Zoning and Planning Review.
21 Larger ground mounted systems and most ground mounted systems in the Village Residential zone would
22 require Zoning and Planning review.
23

24 **Question 3.** If approved, this change will make it clear that all swimming pools, hot tubs and spas will have
25 all required barrier options permitted by the town's building code available to them. As a result of the
26 change the town will not be more prescriptive than the building code.
27

28 There were no members of the public wishing to comment on question #1 and #3. The Planning Board
29 being done with these directed that they be forwarded to the Town Clerk for inclusion in the 2015 town
30 warrant.
31

32 Question 2. Solar energy projects: The Planning Board has received several comments from local residents
33 on this proposed addition to the zoning change. See attached. The goal of the regulation is to provide a
34 very basic framework for the review of solar projects in excess of 7kw, ground mounted systems being of
35 particular concern. Local resident Terry Donaghue of Norwich Technologies attended the hearing. Terry
36 feels that the regulation is not necessary, but if one is to be put in place, it needs to be done very carefully
37 so as not to discourage solar investment. The Board spent the rest of the night continuing to workshop the
38 draft. Making changes to height and size limits for when regulatory review would be triggered. Steve
39 Halleran was asked to seek guidance from our local regional planning commission with reviewing the latest
40 draft.
41

42 The public hearing on question #2 was recessed until Tuesday January 20th, the Planning Board's next
43 meeting.
44

45 The meeting was adjourned at 9:55pm
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47
48 Stephen Halleran

Jane Stephenson Chair

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1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **Meeting**
3 **February 16th 2015**
4 **Meriden Town Hall**

5
6 Members Present: Mike Sutherland Elise Angelillo
7 Jeff Albright Steve Halleran, alt
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10 The meeting opened at 7:00pm
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13 As a result of the several Monday snow storms, this was the first Planning Board meeting since early
14 January. Acting Chairman Mike Sutherland opened the meeting with the approval of the January 5th
15 minutes.
16

17 Mike explained to Steve Ladd Co Chair of the energy committee that the purpose of this meeting was to
18 perform a final review of the proposed solar ordinance. The final version resulted from some minor
19 changes at a workshop on January 19th and was forwarded to the Town Clerk on February 3rd by the
20 Zoning Administrator. None of the changes were viewed as substantive. However, as the January 19th
21 workshop did not have a quorum of board members present, the Planning Board needs to a record a vote
22 accepting the minor changes and the resulting final version of the proposed ordinance. The town's official
23 warrant has not yet been posted by the Selectboard. The zoning change, in its current and final form has
24 been posted on the town's website for the last two weeks and included the minor clarifications that came of
25 the RPC review. Steve Ladd noted that the energy committee feels that the Planning Board has been very
26 responsive to concerns raised during the hearing process and that the final regulation is simple and clear.
27 He noted, when asked, that the only language that seems a little daunting is the possible need for a
28 decommissioning bond for commercial scale projects. He agreed that nothing in the ordinance should
29 discourage home owners from moving forward with residential solar installations.
30

31 Member Angelillo moved to approve the final form of question #3 as proposed by the Planning Board for
32 March Town Meeting. The motion was seconded and voted in the affirmative.
33

34 The meeting adjourned at 7:30pm
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36 Submitted,
37

38 Stephen Halleran

Mike Sutherland, Acting Chair

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40

1 draft
2 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
3 **Meeting**
4 **April 6th 2015**
5 **Meriden Town Hall**

6
7 Members Present: Jane Stephenson Elise Angelillo
8 Allan Ferguson Judy Belyea
9 Steve Halleran, alt

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11
12 The meeting opened at 7:00pm

13
14
15 **Greenwood Subdivision:** Chairwoman Jane Stephenson opened the public hearing by reading
16 from the posted notice. **Larry and Mary Greenwood** have filed an application for subdivision of
17 property (226-10) fronting on Route 120. The project involves the creation of a 4.05 acre
18 developed parcel (shape factor of 18) which contains the applicant's home shown as lot #1 on the
19 project plan and a 3.64 acre (shape factor of 22) undeveloped parcel shown as lot #2. The
20 property is not served by public water or sewer. Surveyor Wayne McCutcheon explained the
21 plan, noting that he has put the shape factor values on the plan. The NH Department of
22 Transportation has issued a driveway permit for the project (373-011) and the NH Department of
23 Environmental Services has approved the subdivision. The plan was found to be complete and
24 the board began its approval review. During this review it was noted that the map does not show a
25 zone designation. Rural residential is the primary zone but it appears that each lot has some land
26 in the Rural Conservation One Zone. This will alter slightly the minimum lot size for each parcel.
27 Survey McCutcheon acknowledged this omission and will correct the plan. The board meets
28 again on April 20th. Wayne will have the amended plan ready for that meeting. A motion to recess
29 the hearing until April 20th was seconded and voted in the affirmative.

30
31 Halleran reported that Pricilla Wheeler is getting closer to moving forward with her required site
32 plan review for her restaurant project. She has indicated that her desired number of seats has
33 increased to 43, from 25. The Planning Board expressed concerns that development on the site
34 may have increased the lot coverage for the parcel. At the time of the Zoning Board approval lot
35 coverage was calculated at 25%. Halleran will encourage Pricilla to attend an upcoming board
36 meeting for an informal discussion. She may need to return to the Zoning Board if the new
37 restaurant plan exceeds the limits established by the Zoning Board.

38
39 The meeting adjourned at 8:00pm

40
41 Submitted,

42
43 Stephen Halleran

44
Mike Sutherland, Acting Chair

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**

2 **Meeting**
3 **April 20th 2015**
4 **Meriden Town Hall**

5
6 Members Present: Jane Stephenson Elise Angelillo
7 Jeff Allbright Doug Gest
8 Steve Halleran, alt
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10
11 The meeting opened at 7:00pm
12

13 New member Doug Gest was welcomed to the board. Each member received a copy of the newly
14 amended zoning ordinance and the new version of the state's land use and Planning law book.
15

16 **Greenwood Subdivision:** Chairwoman Jane Stephenson opened the recessed hearing. Surveyor
17 Wayne McCutcheon walked the Board through the changes he has made since the first meeting.
18 The plan now shows the zone line and the lot sizes have been altered slightly to reflect the fact
19 that some of lot #2 is the RC I zone. Lot 1 is now proposed with the existing residence and 3.53
20 acres with a shape factor of 16, lot 2 is undeveloped with 4.15 acres and a shape factor of 24.5.
21 Board members noted that there are private covenants on the lots to screen one house from the
22 other and to make sure that the existing snowmobile trail stays open going forward. When asked,
23 Surveyor Wayne McCutcheon noted that the drainage details for the state driveway access will be
24 worked out at the time of construction. The size and exact location of the driveway culvert will be
25 determined by the state. Wayne represented that the changes to the plan will not impact the state's
26 approval for subdivision. A new copy of the plan will be sent to the state for inclusion in their
27 file. A motion to approve the one lot subdivision was made, seconded and voted in the
28 affirmative.
29

30 **Other business:** The Planning Board was updated on Kimball Union's plans for a grand mounted
31 solar installation in the Village Residential Zone. A joint meeting with the Zoning Board is under
32 consideration for this application.
33

34 The meeting adjourned at 8:45pm.
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36 Submitted,
37

38 Stephen Halleran
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Jane Stephenson, Chair

1 **MINUTES OF THE ZONING/ PLANNING BOARD**
2 **MEETING JUNE 8TH 2015**
3 **MERIDEN TOWN HALL**
4

5
6 **Zoning Board**

7 Members Present: Richard Colburn, Chairman Brad Atwater
8 Edward Moynihan
9

10 **Planning Board**

11 Members Present: Jane Stephenson Doug Gest
12 Elise Angelillo Mike Sutherland
13 Jeff Allbright
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15

16 **Site Walk:** The Zoning Board and Planning Board met with interested abutters and members of
17 the Kimball Union team to view the area proposed for solar array. The proposal is for a 115Kw
18 ground mounted solar array which will be approximately 130'x180' in size. Individual array
19 tables are to be approximately 14' in height at the tallest point. The array to be located behind the
20 Miller Centennial Building as shown on the application maps and is in the Village Residential
21 zone. Zoning Board Chairman Richard Colburn noted that the walk is for informational purposes
22 only the actual hearing will take place at 7pm at the Meriden Town Hall. The Boards focused on
23 the location of the array in relation to the Baynes Road neighborhood. Hunter Ulf, Chief
24 Operations Officer for KUA pointed out the wooded buffer area that will remain, screening much
25 of the structure from Baynes Road.
26

27 At the conclusion of the Zoning Board's session (see ZBA minutes) the Planning Board began its
28 work on the site plan review for the application.
29

30 **Solar array Kimball Union Academy:** Chairman Stephenson opened the hearing by reading the
31 posted notice. KUA has applied for a site plan review approval for the ground mounted solar
32 array. Hunter Ulf-KUA and Joel Stettenheim of Norwich Technology explained the details of the
33 application. All utilities are proposed to be underground and will connect into existing
34 infrastructure located behind Miller. Board members agreed with the ZBA finding that fencing
35 was not necessary, but ensuring that the array does not pose a hazard to anyone is important. The
36 Board did have some concerns that during the land conversion process for the solar field that
37 proper erosion control measures be taken. Jeff Allbright noted that a NH DES permit for altering
38 terrain in excess of 100,000 sq feet might come into play if stumping the land to be cleared is
39 necessary. Hunter Ulf will look into this issue.
40

41 Based on abutters comments earlier, the Planning Board stressed the need to insure that existing
42 vegetative screening between the site and Baynes Road be maintained for as long as the solar
43 array is in place.
44

45 No outdoor lighting is planned and there will be no other structures except the solar panels in the
46 field. All of the infrastructure to serve the array will be housed in Miller.
47

1 There being no other discussion, Chairman Stephenson moved to approve the site plan subject to
2 the following conditions:

3
4 1) During site development which will include some land conversion all necessary local and state
5 permits must be obtained and appropriate erosion control measures must be put in place.

6
7 2) Fencing around the array is deemed to not be necessary; however, the arrays in their final
8 configuration must meet or exceed all current life safety code requirements.

9
10 3) The existing vegetative buffer between the array and Baynes Road must be maintained as long
11 as the array is in place. Kimball Union has agreed to work with the Town's Zoning Administrator
12 to address screening concerns that might arise during cold weather months when foliage is not
13 present.

14
15 4) Any significant change to the proposal will necessitate a new site plan review by the Planning
16 Board.

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18 The motion was seconded and voted in the affirmative.

19
20 The meeting was adjourned at 9:15pm.

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23 Submitted,

24
25 Stephen Halleran

Jane Stephenson, Chair

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **Meeting**
3 **June 15th 2015**
4 **Meriden Town Hall**

5
6 Members Present: Jane Stephenson Judy Belyea
7 Jeff Allbright Doug Gest
8 Steve Halleran, alt

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11 The meeting opened at 7:00pm

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13
14 **Diane Sangermano Annexation:** Chairwoman Stephenson opened the hearing by reading the
15 posted notice. The project involves the transfer of 11.6 acres from tax map 240-9 to tax map 240-
16 12. Both lots are owned by the applicant. As a result of this project tax map 240-9 will be reduced
17 to 159.2 acres and tax map 240 lot 12 will be enlarged to 129.8 acres and will include a residence
18 and shop. Both parcels gain access from Whitney Road and are primarily located in the RC II
19 zoning district. Surveyor Chris Rollins represented the owner at the hearing. Chris explained that
20 the owners selected the location for the new line, which effectively puts all development on the
21 property described as tax map 240 lot 12. At the time the home was constructed the owners knew
22 that the house was being located on the line that separated the two lots they owned. This project
23 corrects that situation. Abutter Dan Falcone inquired about the possibility of future development
24 on the property. The Planning Board noted that future subdivision of either parcel is difficult due
25 to a lack of road frontage. Any significant plans for development would necessitate the creation
26 of a new road, a very expensive and time consuming process or the acquisition of existing road
27 frontage. There being no other questions, the application was found to be complete. A motion to
28 approve was made, seconded and voted in the affirmative.

29
30 The April 20th and June 8th board minutes were approved as amended. Town Administrator Steve
31 Halleran noted that Scott Krueger may soon be in front of the Town's land use boards with a
32 proposal to move his auto repair business into the former Matt Jackson green building on Route
33 12A. Scott intends to purchase the property.

34
35 The meeting adjourned at 7:40pm

36 Submitted,

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38
39 Stephen Halleran

Jane Stephenson, Chair

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**

2 **Meeting**

3 **July 6th 2015**

4 **Meriden Town Hall**

5
6 Members Present: Judy Belyea, Acting Chair
7 Jeff Allbright
8 Doug Gest
9 Elise Angellilo

10
11 The meeting opened at 7:00pm

12
13 Selectwoman Judy Belyea, filled in as chairman for this meeting. Chairwoman Jane Stephenson
14 is away from town and Mike Sutherland is an abutter to the project.

15
16 The June 15th meeting minutes were approved as amended.

17
18 **Scott Krueger, Krueger Auto Sport:** The hearing was opened at 7:05pm with the reading of the
19 posted notice. Abutter Mike Sutherland, Fire Chief Frank Currier and Building Inspector David
20 Lersch attended the hearing. Applicant Scott Krueger explained the proposal to the board. He has
21 run Krueger Auto Sport for the last ten years just up the road at #398 Route 12A the former
22 Griswald Garage site. Scott has in place vendors for all of his waste fluids, used car parts etc. He
23 will be selling the two paint booths, he is not a body shop. He focuses on mechanical work on
24 vintage cars and has out grown the current facility. He plans to move to the #830 Route 12A site
25 built by Mathew Jackson. This building sits on 37 acres of land and is 70' x 120' which is large
26 enough for him to be able to work on project cars as well as perform vehicle maintenance and
27 repairs on customer cars that are used daily. Scott intends to live upstairs in a loft style residence.
28 All customer activity will be to the front of the building. The residence will be in the back. Scott
29 reviewed a site plan for the business showing the main features of the property. The garage has a
30 450 gallon a day septic system and its own well. A small sign 5'x5' is planned for the bottom of
31 the driveway, the frontage along the road and adjacent bank will be cleared of wild olive and
32 returned to a grass bank that can be mowed. He plans to increase the number of evergreen trees
33 along the frontage of the building. This to improve the screening of the large structure as viewed
34 from the Sutherland residence. Just a couple of outside lights are planned and they will be dark
35 sky compliant fixtures. Very few changes are planned for the outside of the structure. Scott may
36 add a single parking space down at the bottom of the driveway, out of the NH DOT right of way
37 to accommodate customers during winter weather. The ZBA approval allows for two additional
38 employees, at this time Scott has no plans to add more employees. He prefers to work alone. The
39 new facility received ZBA approval on June 29th.

40
41 Fire Chief Currier and Building Inspector Lersch discussed the code requirements for living in
42 the structure. Fire wall ratings are increased from one hour to two hours and it is likely that a
43 second means of egress will be needed from the residence. Scott plans a deck with a stairway to
44 ground on the residential side of the building. All bedroom windows that are installed will be
45 sized as required for egress.

46
47 Chairman Belyea asked for comments from abutters. Mike Sutherland offered support for the
48 project. He did indicate that additional screening, full cut off fixtures and reasonable efforts at
49 noise abatement would be welcomed changes from when the current owner operated a car
50 customization facility at this location. Scott Kreuger agreed to make each of these a priority

1 before the shop was open. Other than the customary comings and goings associated with a car
2 repair facility, Scott does not anticipate any significant noise levels coming from the shop. The
3 street sign will not be lighted, but will instead use reflective material to allow customers to find
4 the facility after dark.

5

6 There being no other discussions or questions from the board a motion to approve the facility as
7 presented was made, seconded and voted in the affirmative.

8

9 The meeting adjourned at 8:15pm.

10

11 Submitted,

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13 Stephen Halleran

Jane Stephenson, Chair

14

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16

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **Meeting**
3 **Monday August 17th 2015**
4 **Meriden Town Hall**

5
6 Members Present: Mike Sutherland Acting Chair
7 Doug Gest
8 Elise Angellilo
9 Stephen Halleran, Alt

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11
12 The meeting opened at 7:00pm

13
14 The group reviewed the status of ongoing projects. Stephen Halleran reported that Pricilla
15 Wheeler withdrew her 44 seat restaurant ZBA application and has decided to move forward with
16 the 25 seat plan that was approved by the ZBA last March. This being the case, she is now
17 working on completing the conditions of the approval, mainly, state licensing and a review of the
18 septic system serving the former home. That system (state approval 114412) is a 600 gallon per
19 day system with a 1,200 gallon concrete tank that was installed in 1984. She will also amend her
20 site plan reducing the size of the parking area. She hopes to be in front of the Planning Board by
21 late September.

22
23 Surveyor Chris Rollins is working on a subdivision of the former Peter and Sandy Stettenheim
24 residence. Much of the land will go to an abutting landowner who has purchased property from
25 them in the past.

26
27 The brief session ended with a general discussion about where it might be likely to locate some
28 “affordable housing” in our town. The general consensus was that the Village Residential zoned
29 land on the west side of Bonner Road with access to both public water and sewer is one obvious
30 choice for this type of development. It is located in very close proximity to both Route 120 and
31 the Plainfield Elementary School.

32
33 The meeting adjourned at 8:15pm.

34
35 Submitted,

36
37 Stephen Halleran

Mike Sutherland Acting Chair

38

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **Monday October 26th 2015**
3 **Plainfield Town Hall**

4
5 Members Present: Jane Stephenson, Chair
6 Mike Sutherland
7 Doug Gest
8 Elise Angellilo
9 Jeff Allbright
10 Judy Belyea
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12

13 The Planning Board held a special meeting to accommodate Robert and Pricillia Wheeler who
14 have been working through the local and state approval process for their proposed restaurant.
15

16 **Sitewalk:** The meeting opened at 5:30pm with a site visit to the Wheeler's proposed restaurant at
17 #1097 Route 12A. The group started with an outside viewing of the parking lot and grounds.
18 There was general agreement by the applicant and abutters on the property bounds for the .46
19 acre site. The Wheeler's walked the group through their plans for the 11 space parking lot to
20 serve the business. The parking lot that has been developed is larger than what was approved by
21 the Zoning Board and the applicant has agreed to remove at least 1,000 sq ft (5 spaces) of
22 hardpak to be replaced with a pervious material. The Planning Board would prefer vegetation of
23 some sort; the applicant is proposing ¾ inch stone with movable three season barriers to prevent
24 parking on this area.
25

26 It was noted that several outside lights on the building are not dark sky compliant. These need to
27 be retrofitted.
28

29 No dumpster or compactor is proposed. All garbage will be removed from the site on Sunday
30 evening and taken to a facility for disposal or recycling.
31

32 The business sign was deemed in compliance with the town's ordinance and has been permitted
33 by the state.
34

35 Responding to a request, Priscilla turned on the kitchen's exhaust fan system so that board
36 members could hear it in operation. The fan will be running anytime the restaurant is open. The
37 applicant explained that the fan was much louder and moved so much air that it closed all the
38 inside doors. As a result, the company that installed the unit has come back and made adjustments
39 to the fan which has both reduced the air draw inside and quieted the unit down while still
40 meeting applicable life safety codes.
41

42 The group toured the inside of the restaurant noting what a fine job she had done making the
43 place look very nice. The inside of the building is now fully in compliance with life safety code
44 requirements. Both the state and local fire officials have signed off on the restaurant. The town's
45 building inspector also has toured the inside and issued the project a certificate of occupancy.
46

47 At 6:00pm the group left the walk and moved up to the Plainfield Town Hall for the noticed
48 hearing
49

1 **Plainfield Town Hall:** Chairwoman Stephenson had Zoning Administrator Halleran open the
2 noticed public hearing by reading the posted notice. Applicant Priscilla Wheeler took the group
3 through her proposal. The Zoning Board approved restaurant is for 24 seats operated on Friday
4 and Saturday and Sunday. All seating to be inside the building, there are no outside activities
5 associated with the business use that are permitted. Hours of operation are noon to 8pm on Friday
6 and Saturday, Sunday 8am to 1pm. Lot coverage was capped by the Zoning Board at the level
7 that existed when she purchased the property of approximately 35-40%. The Zoning Ordinance
8 has a maximum coverage of 20% impervious surface. At the time of this hearing the impervious
9 surface had jumped up to nearly 50% of the lot's area. However, as discussed at the sitewalk the
10 applicant has agreed to remove some of the installed hardpak to return to the "existing condition."

11
12 Robert Wheeler noted that he can easily fashion a decorative hood for the outside lights to make
13 them dark sky compliant. The Planning Board agreed with this planned change.

14
15 Chairman Stephenson opened the hearing to comments. Abutters Ron Bailey and Jon Tomlinson
16 spoke in support of the use, but requested screening along their respective common property
17 boundary. Tomlinson asked for a 7' high fence along the entire line, Bailey would prefer
18 vegetative plantings, but was open to a combination of fencing and plantings. He did not wish to
19 have a high fence along the entire property line on his side. It was decided that the abutters would
20 meet with the applicant prior to next Monday's Planning Board meeting to work out the details of
21 the fence/screening. Once this issue is resolved the Planning Board can issue their approval letter
22 for the project. The approval letter will be conditioned on the following:

- 23
24 1. That at a minimum 1,000 sq ft of hardpak will be removed before the restaurant is opened
25 and replaced with a permeable material, preferably grass.
- 26 2. All outside lighting on the building to be made dark sky compliant.
- 27 3. Either fence or plantings are to be installed to the south and north of the proposed use.
- 28 4. During summer months planters and benches are to be installed to the front of the
29 building to make it clear that parking is not allowed near the front door.
- 30 5. Any substantive changes, as determined by the Zoning Administrator to the operation of
31 the restaurant will require town approval.

32
33 Reacting to comments from some of those in attendance about the fact that it has taken so long
34 for the project to be approved at both the state and local level, Zoning Administrator Halleran
35 responded that in this particular case the applicant built much of the project with no town or state
36 approval making the approval process more complex, and expensive and time consuming. This
37 has been particularly true for the life safety code issues. It was also noted that the Zoning Board
38 approved the case in one evening last year and the Planning Board has just today begun its
39 official review, agreeing to a special meeting date and time to assist the applicant.

40
41 The hearing was recessed until Monday evening November 2nd at 7:30pm.

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43 The meeting was adjourned at 7:45pm

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47 Submitted,

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49 Stephen Halleran

Jane Stephenson Chair

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1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **Monday November 2nd 2015**
3 **Meriden Town Hall**
4

5 Members Present: Jane Stephenson, Chair
6 Mike Sutherland
7 Doug Gest
8 Elise Angellilo
9 Jeff Allbright
10 Judy Belyea
11

12 The meeting opened at 7pm:
13

14 **Stettenheim Subdivision:** The hearing was opened and surveyor Chris Rollins walked the
15 group through the application. The project involves the division of property (map 213-23)
16 located at #168 Croydon Turnpike. The creation of a 11.32 acre undeveloped parcel B
17 (shape factor of 24.9) and a 11.28 undeveloped parcel C (shape factor 24.8) is proposed.
18 The remaining land parcel A will contain 14.61 acres and includes the existing residence
19 (shape factor 18). The property is zoned Rural Conservation I and is not served by public
20 water or sewer. A soil scientist was used to delineate a wetland that runs down through
21 both the new lots. Chris provided a plan that shows two possible house sites, one on each
22 lot, that would not impact the wetlands. Road Agent Collins has reviewed the frontage
23 and confirmed that access to Croydon Turnpike is suitable. Board members asked about
24 some of the existing stonewalls and relationships to both the maintained road and the
25 class VI road to the back of the lots. Chris noted that the lot areas do not include the land
26 encumbered by the road rights of way. The application was subsequently found to be
27 complete and approved as presented both on unanimous votes.
28

29 **Wheeler Restaurant Site Plan:** Chairman Stephenson reopened the recessed hearing.
30 The first order of business was to learn how the meetings went between the applicant and
31 her abutters concerning screening of the proposed use. To the south there has been
32 agreement on the establishment of a vegetative screen made of 5'-6' arborvitaes spaced
33 along the common line. To the north, there was not final agreement reached on the
34 specification for fence along the common boundary. There was, however, a genuine
35 desire by both parties to reach a compromise. The type and height of fence was at issue.
36 The applicant would like to provide a 6' high stockade style wooden fence along the
37 common line, the abutter would prefer an 8' high solid white vinyl fence. It was noted
38 that to reduce cost the abutter felt a 7' high fence would be adequate for their privacy.
39 The Planning Board questioned whether a fence along nearly the entire common property
40 line was really in keeping with the village setting. After much discussion, and review of
41 several fence orientation options the Planning Board prescribed the following fence as a
42 solution. A 6' high solid white fence with a uniform straight edged top, is to be installed
43 immediately off the north side of the parking area. A 7' high solid fence with a uniform
44 straight edged top, white in color will be installed diagonally from the northeast corner of
45 the restaurant to the west end of the required parking lot fence. This "lazy L" shape will
46 provide the abutter a good screen from the back utility space of the restaurant and will
47 fully screen them from cars coming and going from the lot. At the same time the fence

1 will not be as visible from Route 12A and will preserve the green space and village
2 character between these two historic residences.

3
4 While not entirely satisfied, both the applicant and the abutters agreed to this solution. It
5 was noted that any change in the restaurants use will require additional review and could
6 trigger more screening. The applicant must either install the fence prior to opening or
7 post a bond with the town that insures that the fence will be installed in the spring.

8
9 The details of the screening having been worked out, the Planning Board completed its
10 review of the project. Robert Wheeler showed photos of the light covers he has crafted
11 making the fixtures dark sky compliant. The parking area delineators have been installed
12 insuring that cars will not park on the pervious material.

13
14 A motion to approve the Site Plan was made, seconded and voted in the affirmative.

15
16 The meeting adjourned at 9:30pm.

17
18 Submitted,

19
20 Stephen Halleran

Jane Stephenson Chair

21

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **Monday November 16th 2015**
3 **Meriden Town Hall**
4

5 Members Present: Jane Stephenson, Chair
6 Doug Gest
7 Elise Angellilo
8 Jeff Allbright
9

10 The meeting opened at 7pm. The minutes of November 2nd were approved as amended.
11

12 The Planning Board took up a request by Liberty Utilities for the necessary scenic road
13 hearing concerning plans to do line maintenance trimming on Black Hill, River and
14 Pierce Roads. The Board determined the hearing would be scheduled for the evening of
15 Monday December 7th with a site visit the morning of November 30th. Stephen Halleran
16 will make the necessary arrangements for this to happen.
17

18 The Board started their annual review of the zoning ordinance to see if any changes to the
19 regulations are indicated. From the current year's work, with two proposed commercial
20 businesses in town that were to be located in the Village Residential Zoning district, a
21 discussion about the appropriateness of the 20% maximum lot coverage took place.
22 Both restaurants that went through Planning and Zoning this year struggled with the lot
23 coverage requirement. This seems to be common for any proposed use that requires
24 customer parking. Many of the lots in the Village zone are one acre or less. Board
25 members turned to a memo from Planning Commission Director Nate Miller (copy
26 attached) who when asked by Zoning Administrator Halleran, recommends increasing
27 the allowable lot coverage in the VR zone and decreasing the allowable lot coverage in
28 the Rural Residential Zone. Board members felt that doubling the VR zone allowable
29 coverage to 40% and decreasing the RR allowable coverage to 10% might bring
30 Plainfield more in line with neighboring communities.
31

32 Member Jeff Allbright noted that he felt as part of any change the town should make it
33 clear to applicants what is meant by "impervious materials." He suggests the town
34 consider incorporating the state's definition into the zoning ordinance, copy attached.
35

36 All agreed that it was still early in the process and more work was needed, but that some
37 change to the zoning ordinance may be indicated. Plainfield's zoning ordinance
38 encourages commercial development in the village areas, yet the 20% coverage with a
39 small lot size often makes this difficult to achieve. The Board will further discuss this
40 change at their December 7th meeting
41

42 The meeting adjourned at 9:00pm.
43

44 Stephen Halleran

Jane Stephenson, Chair

45

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **Monday December 7th 2015**
3 **Meriden Town Hall**
4

5 Members Present: Jane Stephenson, Chair
6 Mike Sutherland
7 Doug Gest
8 Elise Angellilo
9 Jeff Allbright
10

11 The meeting opened at 7pm.
12

13 **Liberty Utilities Scenic Road Hearing:** The requested pubic hearing for line maintenance on
14 River Road, Black Hill Road and Pierce Road, (town designated scenic roads), was opened at
15 7:05pm. Chair Jane Stephenson explained that a noticed site walk took place on Monday
16 November 30th. At the walk each of trees to be removed was discussed and line clearance
17 practices were explained. Jeff Carney, Arborist and project leader for Liberty Utilities, explained
18 that the utility is now on a four year cycle for line maintenance as opposed to the previous five
19 year cycle. Concerning Black Hill, as a result of the site walk, he has reexamined the roadway.
20 A couple of additional trees have been marked for removal and all of the smaller sugar maples
21 coming up along the road have been marked with yellow tape to insure that they are not removed
22 by the crew. Concerning River Road, the utility has gladly agreed to limit tree trimming in the
23 area of the eagle nest to early winter, long before any nesting activity should begin. Member
24 Doug Gest who attended the site walk indicated that he thought the trimming proposal was well
25 thought out and reasonable. There being no one from the public present wishing to speak the
26 hearing was closed followed by motion to approve the requested work as outlined and amended.
27 The motion was approved on a unanimous vote. An approval letter will follow in the next week.
28

29 **Zoning Changes:** Local business people Priscilla Wheeler, Thomas Lappin and Daniel Lapan
30 attended the Planning Board session on possible zoning changes concerned with lot coverage.
31 All three spoke in favor of the change to increase lot coverage in the VR zone. They opposed the
32 idea of limiting the Rural Residential zone to 10% lot coverage. In consideration of their
33 comments and comments from the Zoning Board that also cautioned against reducing lot
34 coverage in the Rural Residential zone, the Planning Board decided to not pursue this change at
35 this time. The third change that is under consideration is to install in the ordinance a simple
36 definition of impervious surface. At issue is the need to properly treat and control storm water run
37 off so as not to damage watersheds or abutting properties. Both the lot coverage requirements in
38 the zoning ordinance and impervious surface definition are about scale of development and
39 insuring adequate treatment of storm water run off. Board members felt that driveways, buildings,
40 decks and patios should all be considered impervious and lawns and vegetative surfaces should be
41 considered pervious. A public hearing on the proposed changes will be scheduled for early
42 January.
43

44 The meeting adjourned at 9:00pm.
45

46 Stephen Halleran

Jane Stephenson, Chair

1
2 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
3 **Monday December 28th 2015**
4 **Meriden Town Hall**
5

6 Members Present: Jane Stephenson, Chair
7 Mike Sutherland
8 Doug Gest
9 Elise Angellilo
10 Jeff Allbright
11

12 The meeting opened at 6:30pm.
13
14

15 **KUA Site Plan Review, five new sidewalk lights Main Street:** The meeting began at 6:30pm at
16 the Meriden Post Office with a noticed site walk to view the existing lighting condition and the
17 proposed locations for the new lights. KUA Director of Facilities and Operations Doug Plummer
18 walked the group down the north side of Main Street pointing out the location of the new lights.
19 Doug noted the application has been amended to include five new lights, all on the north side of
20 the street. A sixth light was planned to be located on the south side of the road, but the existence
21 of utility lines makes that light not possible. Abutter Lori Estey attended the meeting noting that
22 as proposed the new lights have no impact on her property. She does not oppose the project.
23

24 The group moved from the Main Street up to the Meriden Town Hall for the Planning Board
25 meeting.
26

27 The November 16th and December 7th minutes were approved as amended.
28

29 **KUA Site Plan Hearing:** The meeting posting was read. In 1999 KUA was granted permission
30 to remove three streetlights from Main Street as part of a larger campus lighting project. The
31 streetlights were effectively replaced by various sidewalk lights that were installed at that time.
32 Later crosswalks were installed on Main Street and immediately the town's public safety officials
33 had concerns that Main Street was not adequately illuminated. As a result of these concerns,
34 KUA added the four 28' LED lights to improve visibility from Campus Center Way to the top of
35 the hill. See July 19th, 1999 and September 21st, 2011 Planning Board meeting minutes.
36

37 Doug Plummer explained that the current project is phase II of the 2011 project. If the town felt it
38 was appropriate two and perhaps three of the remaining conventional streetlights along the south
39 side of the lower portion of Main Street could likely be eliminated. The Selectboard will take
40 this matter up once the new lights are operational.
41

42 Fire Chief Frank Currier offered support for the new lights, noting that the initial four lights, in
43 his view, have been a significant safety improvement. Town Administrator Halleran noted that
44 he believed that Police Chief Paul Roberts feels similarly to Fire Chief Currier. The only
45 comments received on the now existing LED lights have been favorable and centered on public
46 safety.
47

48 The Planning Board membership noted that while the lights are dark sky compliant, the 28'
49 height of the poles creates a situation where in a direct line of sight the fixtures are very bright.
50

1 In general, Board members felt that while not aesthetically ideal, the additional light is warranted
2 from a public safety perspective and therefore the new lights were approved as requested. The
3 vote on the motion to approve was unanimous. The approval was conditioned on approval of the
4 NHDOT who owns Main Street from NH Route 120 to the top of the hill. The lights may be
5 located within the highway right of way and therefore the NHDOT needs to be given an
6 opportunity to review the plans.

7
8 The meeting adjourned at 7:45pm. The Planning Board will meet next on January 4th.

9
10 Submitted,

11
12 Stephen Halleran

Jane Stephenson

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14
15
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