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MINUTES OF THE PLAINFIELD PLANNING BOARD

January 7th 2008
Meriden Town Hall

Members Present: Jane Stephenson Des Hudson
 Ruth Cassedy Mike Sutherland
 Greg Estey

The meeting opened at 7:00pm

The December 17th minutes were approved as amended.

Suzanne Spencer: Ms. Spencer held a preliminary discussion with the board about acquiring the former Vernon Benoit residence on Route 120 (213-33) and annexing some portion of the property to their residence (213-01). Currently, both properties have about 8.5 acres so neither can receive the benefits of the current use program. The lots are zoned RR and require 200' of road frontage and a minimum of 3.5 acres. The two parcels are located across from Route 120 from each other. Board members noted that while perhaps not ideal planning, a single lot is permitted to include land on both sides of a roadway. Member Hudson asked that the applicant consider whether a public trail easement would be possible as the annexed land that sits in close proximity to existing trails. Suzanne Spencer agreed to look into this, but was not sure that the property does directly connect to existing trails in the area.

New Business: The board spent the rest of the meeting discussing creative ways to get additional involvement in community planning and community service projects from town residents. The board felt a key part of this effort would be to develop a priority list of projects and then seek stewardship of those projects from nearby residents. The board looked to the recent trails at the school built in conjunction with the Sally and Ira Townsend Bridge as an example of a hands on community project that is yielding tremendous benefits to our town.

The board will start this prioritizing at its next meeting with a presentation and discussion of the natural resource inventory project that is nearing completion. An ad hoc committee with members of the Planning Board, Kimball Union, the GIS Committee Conservation Commission have completed phase I of the project. This material is now posted on the town's website www.plainfieldnh.org

The meeting adjourned at 9:00pm

Submitted,

Stephen Halleran

Jane Stephenson, PB Chair

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MINUTES OF THE PLAINFIELD PLANNING BOARD

February 4th 2008

Meriden Town Hall

Members Present: Jane Stephenson Des Hudson
 Ruth Cassedy Mike Sutherland
 Greg Estey

The meeting opened at 7:00pm. The January 4th 7th minutes were approved as presented.

Zoning Change: Halleran reviewed with the board a draft format for the zoning change ballot to be used at this year's town meeting. The one zone change this year involves the updating of the town's wetland definition and the addition of a 50' buffer zone around all wetlands greater than ½ acre in size. The planning board has been working on this change for nearly two years. While lengthy, the ballot does indicate the three required elements, 1) the source of the change, 2) a description of the change, and 3) the planning board's recommendation on the change. In addition, the ballot also contains all the language necessary to complete the change within the ordinance. This is not technically required, but has customarily been done in Plainfield when changes to the zoning ordinance are proposed. To make understanding the change as easy as possible, the one page summary of the proposal will be available at the polling place for voters to review. This information has also been posted on the town's website.

Natural Resource Inventory: Mike Sutherland reported to the group that phase I of the NRI is now complete and the town is ready to move forward with one or two of the priorities as outlined in the document. To aid in the process of ranking the study's priorities and to hopefully engage the community with the project, displays of some of the NRI maps will be made available at the two libraries and the town office. The NRI document is also posted up on the website. Mike encouraged planning board members to review the posting and to focus on the section that deals with what is next.

General Update: The meeting concluded with an update of possible applications to come before the board in the near future. Kimball Union is starting the approval process for the replacement of the Kay and Gardinder MacLeay house, which was heavily damaged by a boiler malfunction last spring. Because the new structure will be a multi-family building both a special exception and a site plan review are required.

The meeting adjourned at 8:00pm, the board's next meeting will be March 3rd.

Submitted,

Stephen Halleran

Jane Stephenson, PB Chair

1 operation of the lights. The school would like to use the lights for some spring practice
2 sessions and in their view its not clear from the existing approval if such a use of the lights is
3 allowed or not. Board members felt that if regular use of the field lights for practices is
4 requested an amendment of the site plan review would be necessary. The board provided an
5 outline of the process that the school should follow to amend the site plan. As part of the
6 amendment process, a new public hearing will be noticed and comments taken from abutters.

7
8 **Tony Quimby:** In follow up to his August 6th 2007 meeting with the Planning Board, Tony
9 Quimby brought forward a revised preliminary sketch of a lot to be created from his property
10 that he feels now meets the 4 to 1 ratio. Board members agreed that the new proposed lot
11 appears to be in conformance with the regulation. Mr. Quimby will move forward with a
12 subdivision application. Board members noted that this lot would likely be subject to the same
13 type of review that was done for Mr. Quimby's last subdivision. That review resulted in the
14 need for the owner of the new lot to participate in some road drainage improvements at the
15 time the parcel is developed.

16
17 **Other Business:** The Board waived the site plan review for the MacLeay multi-family house
18 project before the ZBA next week. The waiver was based on the following:

- 19 -The house will be located nearly in the same location as the previous one.
20 -Municipal water and sewer will serve the building. -The building will be life safety code
21 compliant as determined by a third part fire protection engineer.

22
23 The meeting adjourned at 9:00pm.

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26 Submitted,

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28 Stephen Halleran

Jane Stephenson, PB Chair

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MINUTES OF THE PLAINFIELD PLANNING BOARD

March 24th 2008
Meriden Town Hall

Members Present:	Jane Stephenson	Ruth Cassedy
	Greg Davini	Greg Estey
	Mike Sutherland	Allan Ferguson

The meeting opened at 7:00pm.

Newly appointed member Allan Ferguson was welcomed to the board.
The February 4th and March 3rd minutes were approved as amended.

Tony Quimby: Mr. Quimby met with the Planning Board to discuss another option for subdividing his remaining land. This proposal involves the creation of a 12 acre building lot along with an annexation of 11 acres to property of Darrell and Amy Beaupre. Concerning the annexation idea, two options were presented. Option “2nd proposal” involves attaching the back land to the Beaupre’s land by a thin 50’ strip that while technically meets the annexation criteria results in very irregular shaped lot. Option “3rd proposal” results in the two parcels having much improved lot shapes, but the new house lot would once again fall out of conformance with the 4 to 1 ratio. Due to the improved shape which seems to increase the likelihood that the resulting land could more easily be managed with sound stewardship practices, Board members agreed to consider this proposal only if the resulting Beaupre land is restricted so that no additional lots are ever created over the number that can currently be divided from the property. It appears now that the Beaupre land on the south side of Grantham Mountain Road could be divided to allow one additional parcel. Also the board asked that the applicant look into making provisions on the plan for a future public trail on the backland.

Robinson Lot Merger: As allowed by RSA 679:39 the Planning Board approved the merger of two lots (map 105 lot 12 and map 105 lot 12.1) owned by Mitch and Fran Robinson into a single parcel.

KUA Athletic Fields: The board reviewed a letter from KUA attorney H. Bernard Waugh centered on the use of the field lights. The board acknowledged that the written record on the several meetings and hearings on the use of field lights do not clearly address the use of the lights for practices. Now that the field has been operational for a full year, KUA will be encouraged to outline what its operational needs are and the board will consider amending its existing decision on the fields. The board remains firm in its view that any adjustments in the existing KUA decision must be made only after a public hearing.

The board reviewed a letter by resident Allan Reetz in support of the athletic fields.

Other Business: The Board will again conduct a preliminary discussion with agents for the owners of the former Kimball Union Academy guesthouse on Bean Road centered on subdivision

1 options for this property. Two meetings were held back in 2006 on this same subject, no project
2 was every brought forward.

3 Chairman Stephenson reviewed with the board the rules and procedures for the use of
4 board alternates. Most importantly, the board needs to make it clear when an alternate is a voting
5 member, for a particular case.

6 To accommodate scheduling conflicts for several members the board moved its April 21st
7 meeting to Thursday April 24th.

8
9 The meeting adjourned at 9:00pm.

10 Submitted,

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12
13 Stephen Halleran

Jane Stephenson, PB Chair

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MINUTES OF THE PLAINFIELD PLANNING BOARD

April 7th 2008

Meriden Town Hall

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Members Present: Jane Stephenson Ruth Cassedy
 Greg Davini Greg Estey
 Mike Sutherland Allan Ferguson

The meeting opened at 7:00pm.
The March 24th minutes were approved as amended.

Dad’s House llc preliminary discussion: See February 2006 minutes for previous preliminary history on this project. Attorney Thomas Keane explained to the board that the earlier (2006) discussions are no longer on the table and that he is before the board to discuss the future of the Dad’s House LLC property owned by the Pope family. The family is considering gifting some of the property (existing buildings) back to Kimball Union, but is also considering a subdivision of some portion of the property. In 2006, dividing the property into as many as eleven units was discussed. Board members continued to express the desire to have the open field conserved. Abutter Lee Lynd asked that if the owner’s primary motivation is to recoup some of the capital investment into the property that suggued talking with the neighborhood prior to moving forward with a development plan might be appropriate. Attorney Keane felt this was a very good suggestion and agreed to follow up on it.

There was a general discussion about the basics of the Conservation Design ordinance. There was general agreement that once a property’s potential density is established under the conventional criteria, house locations as part of a Conservation Design criteria may occur anywhere on the property that good planning dictates. For example as in the current case when a property is in two zones, once an overall possible density is established the number of the units is not constrained by the zoning district where the development is planned. The number and location of units is constrained by state law for treating waste water and access issues as defined by RSA 674:41. Attorney Keane will meet with his client and follow up much of the information learned from this work session before coming back to the board.

Other business: Board members received copies of the materials that will be used at the next meeting as part of the KUA site plan amendment request for the lighted athletic fields. The school has proposed broadening the hours and times that the field lights may be used. See attached. A hearing will be held on this issue at the Board’s next meeting scheduled for April 24th 2008.

The meeting adjourned at 8:30pm

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MINUTES OF THE PLAINFIELD PLANNING BOARD
April 24th 2008
Meriden Town Hall

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Members Present:	Jane Stephenson	Ruth Cassedy
	Greg Davini	Greg Estey
	Mike Sutherland	Allan Ferguson
	Des Hudson	

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The meeting opened at 7:00pm.

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Kimball Union Academy Lighted Athletic Field: The cases involves a request to amend several of the operational aspects of the approved site plan for the field. See attached notice of hearing which details the requested modifications. Board members Greg Estey and Allan Ferguson recused themselves from the discussion. Greg Estey is an abutter and Allan Ferguson will be joining the board of trustees for Kimball Union. Consequently, alternates Greg Davini and Des Hudson will be voting members for this case.

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Chairwoman Stephenson opened the hearing by noting that this follow up meeting is at the request of Kimball Union. The school has asked to be allowed to use the field lights more often than the previous approval allows and for longer time periods than is currently permitted. Jane noted that by her calculations, if approved the modifications would result in the field being available for use about 19 weeks per year, five times each week. Lights would never be used on Sunday and one other day of the week as determined by Kimball Union. The current approval, as interpreted by the town, allows the field lights to be used 12 times per academic year.

A discussion followed about the significance of who is using the lights, Kimball Union or outside groups and or other schools. Tied into this discussion was the concept of whether it mattered in the case of athletic uses whether the event was a practice or a game as to how late the lights were on for any given day. While the board's positions were not unanimous on this, the general feeling of board members was that Kimball Union should be the primary user of the field and that practices should generally be concluded at an earlier hour than a planned game or event.

Kimball Union through its attorney, stated that the current approval, which by all accounts was a work in progress for the first year of the field lights pertains only to games and does not restrict the school's ability to use the field lights for practices. Likewise the school feels that new use conditions cannot be made more restrictive than those currently in place. Planning Board members did not agree with this interpretation noting that the existing decision spoke only to games because Kimball Union had indicated that practices under the lights were not necessary. Likewise there are several references in board minutes to the need for future reviews and where necessary further restrictions on the facility's use depending on its perceived impact to Meriden Village.

1 Chairman Stephenson focused the discussion back on the current proposal. Kimball Union feels
2 that to meet their needs the school requires increased use of the lights from the end of August to
3 Thanksgiving break and from the end of February to graduation. During much of this time,
4 existing available natural light limits the impact to neighbors of having the lights on.

5
6 The school reported that it has now addressed the landscaping and path lighted issues that were
7 not completed last summer. Cut off fixtures for the path lighting have been ordered and should be
8 installed by the June 1st established deadline.

9
10 Jane Stephenson asked for comments from the thirty or so members of the public in attendance.
11 What follows is a summary of these comments.

12
13 Reverend Dewey Jones of the Meriden Baptist Church: Lights are not much of an issue for the
14 church; however, the parking for the various fields has been a problem. Spectators are not using
15 the hockey rink lot, choosing at times to fill the church parking lot.

16
17 Dave Chellis noted that the existing decision states that no sound applications, rather than sound
18 amplification would be used on the field. Board members agreed that this was a typographical
19 error.

20
21 Greg Estey echoed the parking concerns expressed by Reverend Jones. Head of School Mike
22 Schafer acknowledged that the parking issue has developed since the two baseball fields have
23 been completed and are now operational. The school acknowledges the problem and is working
24 on solutions.

25
26 Jane Witzel spoke against more hours of light usage. She appreciates all the efforts that have been
27 made and conditions put in place but feels its important for board members and the applicant to
28 realize that these lights are visible from private property and that they do have adverse impacts.

29
30 Essex Massachusetts resident and abutting landowner James Richardson read and provided board
31 members of a copy of a memo detailing his strong objections to increasing the use of the field
32 lights. He cited KUA's poor follow through and misrepresentations by KUA as reasons to not
33 grant more field light usage. See attached.

34
35 Allen Reetz expressed general support for the field lights and for our youth having a place to
36 participate in athletics. He noted that he feels the current approval is far too restrictive for the
37 long term, but that the school's request might be too broad for those who are negatively impacted
38 by the lights.

39
40 Chellis Road resident Oliver Herfort expressed support for the lights.

41
42 Porter Road resident and Plainfield School Athletic Director Brandon Feid expressed support for
43 the lights.

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45 Direct abutter and Newport High School Athletic Director Douglas Beaupre expressed support for
46 the lights.

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2 Halleran noted that there are other letters from several residents (Richard Fontaine, Laura Dintino
3 and Paul Merchant who could not attend the meeting) in the project file. In general Fontaine and
4 Dintino are in favor of expanding the use of the lights, Merchant is concerned that extending the
5 use of the lights will adversely impact his family's enjoyment of their home observatory.
6

7 No one else wishing to comment, Chairman Stephenson closed the public hearing. Board
8 members will continue their discussion, but felt first it was important to first hold the one other
9 public hearing scheduled for this evening.
10

11 **William Quimby** Chairman Stephenson opened the hearing by reading the public notice. The
12 application is for a subdivision of property fronting on Grantham Mountain Road, tax map 245 lot
13 18. The proposal involves dividing the 36.1 acre parcel into one lot and one parcel to be annexed:
14 New lot 1-C 12.32 undeveloped acres, parcel 1-A-2 is 10.70 undeveloped acres and is to be
15 annexed to property of Darrell and Amy Beaupre. The remaining land is Parcel 1-A and consists
16 of 13.09 acres and an existing residence. The property is zoned Rural Residential and is not served
17 by municipal water or sewer.

18 Tony Quimby explained the application noting that to address the board's concern about the shape
19 of parcel 1-C with respect to the four to one ratio that Darrell and Amy Beaupre have agreed to
20 limit the future development of their resulting parcel and that the prospective owner of the parcel
21 1-c and the Beaupre's are willing to offer a trail easement that would come from the KUA land
22 and make a small loop around the back of the property now before the planning board (see map).
23 Halleran noted that Road Agent Stocker has approved the curb cut location, but has requested a
24 site walk with the driveway contractor to discuss the possible need for additional culverts under
25 the driveway. Likewise, the town will request that the developer of this parcel be involved with
26 some additional drainage improvements along the road. This approach is consistent with the last
27 Quimby subdivision and is intended to insure that the road receives the proper improvements (at
28 the developers cost) that would have otherwise been required as part of a major subdivision
29 project.
30

31 There was a discussion about how utilities would access this lot; currently there are no utilities
32 street side. Tony Quimby agreed with Dave Chellis's suggestion that to reduce tree cutting and
33 save some mature trees further down the road toward the Beaupre's that utility service should
34 come from the Gleason Road side of the project. It was noted that this will require permission of
35 other landowners and because Grantham Mountain Road is a scenic road a public hearing will
36 likely be required once the pole easement requests have been made to the town.
37

38 There being no abutters wishing to speak, a motion to find the application complete was made,
39 seconded and voted in the affirmative. Board members approved the waiver of the 4 to 1 ration
40 for the following: 1) improved overall lot and parcel shapes from what would be technically
41 possible while conforming to the 4 to 1 requirement, 2)the limitation of further development
42 (note 6 on the plan) and 3) the offer of a public trail easement a motion to waive the 4 to 1 ratio
43 for parcel 1-C was made, seconded and voted in the affirmative. A motion to approve the
44 division was then made, seconded and voted in the affirmative.
45

46 **Kimball Union Academy Lighted Athletic Field:** Returning to this issue with the public hearing
47 closed board members began their deliberations. Board members noted the various citations in

1 the Richardson letter (May 15th 2006, June 5th 2006, June 18th 2007, September 17th 2007,
2 November 5th 2007 of Planning Board minutes) support the board’s position that the school’s
3 current request is an expansion of the existing approval and that such a request and subsequent
4 review of the field’s light usage was anticipated by the board. Further, the board also noted that
5 additional use conditions both more restrictive and less restrictive are a natural outcome from this
6 process. Board members expressed a desire to develop an approval that that would be easy to
7 understand and simple to monitor and that will ensure KUA a reasonable use of the field lights,
8 but will also take into consideration the other members of the Meriden Community.

9
10 Turning to the details of the request, in an effort to keep the modification as simple as possible
11 board members generally supported the concept of establishing rules for the use of the fields lights
12 for each day of the week and to allow Kimball Union to then utilize those available hours in
13 whatever manner (games or practices) that best suits their needs. By example, board members
14 were not opposed to having Friday and Saturday having extended light usage hours, Sunday
15 would always be a lights off day with the one exception being the Plainfield Elementary School
16 tournament one time per year. Board members felt that Kimball Union should be allowed to pick
17 the “other day” that the lights will not be used, but that once selected that day would be fixed and
18 would be a day that village residents could count on each week. There was not broad agreement
19 on a maximum time for the lights to be on during weeknights. The applicant has requested 9:00pm
20 with Friday and Saturday extended hours till 9:30pm. Several board members felt that 9:00pm
21 should be the latest time regardless of the day of the week and that for week days perhaps 8:00pm
22 should be the maximum time the lights are allowed to be on.

23
24 It being nearly 10:15pm, board members recessed their discussions until the board’s May 5th
25 meeting. Individual board members were encouraged to write down their thoughts on this
26 complex issue.

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28 The meeting adjourned at 10:20pm.

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30 Submitted,

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32 Stephen Halleran

Jane Stephenson, PB Chair

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MINUTES OF THE PLAINFIELD PLANNING BOARD

May 5th 2008

Meriden Town Hall

Members Present:	Jane Stephenson	Ruth Cassedy
	Greg Davini, Alt	Mike Sutherland
	Allan Ferguson	Des Hudson, Alt
	Greg Estey	Judy Belyea

The meeting opened at 7:00pm.

Garfield’s Smokehouse Site Plan: Chairman Jane Stephenson opened the hearing by reading the posted notice. The application involves a proposal for a 24' x 24' addition to the existing “Garfield’s Smoke House building” located at 163 Main Street. Business owners William and Elizabeth Taylor explained that the new space will be used for office work and enhanced retail space and will also include a porch area. The intention is that the addition will allow for better segregation between processing areas and retail sales areas within the facility. The business is inspected regularly by the USDA and the new addition will insure continued compliance with federal standards. Chairman Stephenson asked about the type of outside lighting that will be used for the parking area shown on the plan. She also inquired about and what if any changes are planned for the business sign. William Taylor responded that flood style lights are planned for the parking lot, but that they will only be used during open hours. Jane Stephenson noted that the light fixtures should be dark sky compliant. The Taylors agreed to amend their application to include dark sky compliant fixtures. Likewise only minor changes to the business sign will be made.

Mr. Taylor went on to explain that the exterior changes to the facility and grounds are intended to be in keeping with the aesthetic look of the Taylor Brother Sugar House across the street. Member Davini inquired as to whether lot size was an issue for this application. Halleran noted that the property is zoned VR and has ample acreage to satisfy the ordinance requirements.

Chairman Stephenson inquired as to whether there were any questions or comments from the audience. There being none she moved to approve the plan as presented with the addition of the requirement that outside lighting utilize full cutoff fixtures and satisfy “dark sky requirements.” The motion was seconded and unanimously approved.

Kimball Union Academy Amendment Athletic Fields Site Plan Review:

Chairman Stephenson directed the board to continue its discussions concerning the request by Kimball Union Academy to amend the previously approved criteria for using the field lights at the now completed artificial turf field. Member Allan Ferguson again recused himself from this application, he joined the audience for the session and alternate Des Hudson replaced him. Member Greg Estey also recused himself and was replaced by Greg Davini.

1 Board members used the draft language created by member Des Hudson and Chairman Jane
2 Stephenson as a starting point for these discussions. The materials have been posted on the town
3 website for the last ten days. See attached.

4
5 Member Mike Sutherland felt it was important to respond in this forum to the letter by Attorney
6 Brad Atwood who is representing abutter James Richardson. The implication of the letter is that
7 the town has disregarded its own regulations in permitting the facility. In Mike's view this is not
8 accurate. Cited regulations did not exist at the time of the initial decision. Lighted outside sports
9 facilities are typically exempted from dark sky requirement regulations. To produce enough light
10 to safely play sporting events after dark necessarily results in some impact on the night sky. By
11 approving the facility, the Planning Board has acknowledged this and has then worked to mitigate
12 the impacts. The use of high quality fixtures and restricting the hours of operation are the two
13 ways this is typically done. Both of these approaches have been and are continuing to be used in
14 this application.

15
16 Member Des Hudson shared with the group a light graph he developed which shows all the nights
17 the lights might be used and visually shows the time available for use when the night sky will be
18 completely dark. As expected, use of the field lights during the early spring and late fall result in
19 the most light trespass into the night sky. There are also large blocks of time available when the
20 use of the field lights may assist in holding an athletic event, but the lights do not significantly
21 impact the night sky.

22
23 Board members worked through the idea of two established nights with no lights. Sunday will
24 always be one of the days, but KUA will be allowed from year to year to select the other day, but
25 once chosen that day will be light free for the year in question.

26
27 Jane Stephenson noted that she has calculated that if approved at the 50 uses per night level in her
28 draft that 86% of the year there is no dark sky infringement. The lights are not used in the winter;
29 they are not used in the summer.

30
31 The board moved on to a discussion about the number of nights per year the lights should be used.
32 The applicant is proposing a maximum of 80, the initial discussions of the application for the
33 facility cited using the lights a maximum of 20 times per year. The board's year one decision,
34 now two years old allowed the lights to be used twelve times per year. Jane Stephenson referred
35 to her written rational for 50 times a year, but noted that the same logic could apply to 40 or 60
36 times. See attached. After much discussion about fairness, to both the applicant and to Meriden
37 Village residents the Planning Board felt that allowing lights to be used 60 times per year would
38 be appropriate.

39
40 Likewise the board determined that the standard expectation should be lights off at 9:00pm,
41 regardless of game or practice. All agreed that occasionally a game might require the lights be on
42 for longer than 9:00pm (overtime, late start) but that this should not be the norm. In any case the
43 lights should be off by 9:30am. In the case of emergencies, clearly the lights will be used until the
44 field can be safely cleared.

45
46 The Board felt that the use of the lights should not be extended to any renters of the KUA facility.

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Based on the above the Board determined its next course of action would be for the Chairman to draft a revised decision that incorporates these conditions. Town Counsel will be asked to review the decision and the board will post the draft on the town website. The Planning Board will further consider this matter at their May 19th meeting.

Other Business: Ruth Cassedy requested that the Planning Board take a leadership role in the investigation of establishing a public transportation link from Plainfield to the Lebanon job market area. Board members agreed with looking into this further.

Submitted,

Stephen Halleran

Jane Stephenson, PB Chair

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MINUTES OF THE PLAINFIELD PLANNING BOARD

May 19th 2008

Meriden Town Hall

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Members Present:	Jane Stephenson	
	Greg Davini	Mike Sutherland
	Allan Ferguson	Des Hudson
	Ruth Cassedy	Judy Belyea

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The meeting opened at 7pm

Plainfield School Parking Lot expansion, William Knight: Mr. Knight from the school facility committee met with the board to discuss the lighting plans for the Plainfield School parking lot expansion. While the school is not bound by the site plan review regulations, the school board and facility committee want the parking lot expansion to result in less night sky glow from the school than exists now. All agree that the current situation is a good example of taking steps to reduce light trespass into the night sky. The committee has investigated using full cut off fixtures. However, analysis suggests that using these fixtures will require an estimated 15 metal light poles with a height of about 17' per pole. Cost estimates for this work are about \$30,000 and exceed the school's budget for the lighting portion of the project. Instead, the lights that are proposed for use will be "reflective flood lights" that have enclosed fixtures but can be directed and do not technically satisfy dark sky requirements. This will allow the project to use about 10 wooden light poles with an out of the ground height of 11' to meet the goal of safely lighting about 60 of the new spaces. The lights will be on timers and all lights will be directed downward and away from neighbors and Bonner Road. In addition, the existing utility pole mounted outside lights will be removed or shielded and the project will also include converting to full cut off fixtures several of the security lights mounted on the front of the school building that shine toward Bonner Road.

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Abutter Mitch Robinson noted that this sounds like a plan that will improve on the existing condition. William Knight added that total wattage used will be reduced by about 2/3 over what is there now. The Planning Board voiced its strong support for having the finished project comply as closely as possible with the adopted regulations. It was noted that the town highway garage and the street lights in Plainfield Village are all being changed in an effort to both meet the new standards and save on energy costs.

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Robinson Subdivision: Chairman Stephenson opened the hearing by reading the posted notice. The project is a result of the affirmative vote of article 6 of the 2008 town meeting to purchase the small field adjacent to School Street owned by Mitch and Fran Robinson. Surveyor Chris Rollins prepared the plan. The lot to be transferred is 2.39 acres (lot A) and will leave the Robinson's residence on a 2.02-acre parcel. Both lots have access to public water and sewer. Lot A has a potential driveway access onto Bonner Road. Lot B has an existing access on Bonner Road. Their being no abutters wishing to comment, the plan was accepted as complete. A motion to approve followed and was voted in the affirmative.

1 **Other Business:** Halleran has spoken with Van Chestnut of Advanced Transit (see last meeting
2 minutes). A couple of routes in Plainfield fully funded by the town would cost in the area of
3 \$100,000 per year to maintain. Mr. Chestnut has encouraged the town to get involved with the
4 efforts of the UVLSRPC to expand regional public transportation. There are ongoing discussions
5 about including Claremont into the Advanced Transit network. Plainfield and Cornish routes
6 could naturally fit with this effort. Halleran will invite a transportation planner from the regional
7 planning commission to an upcoming Planning Board meeting.
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9 **KUA Athletic Field:** The Board spent the remainder of the meeting discussing the draft approval
10 of amendments to the school's athletic field complex. The board wants any resulting decision to
11 be simple, straightforward to understand and to effectively balance the school's desire to use the
12 facility with the rights of adjacent neighbors to have full and reasonable enjoyment of their
13 property. The initial decision allowed for twelve uses of the lights per year. The school has
14 requested to be able to use the lights no more than 80 times per year. The Planning Board has
15 proposed approving 60 uses per year with the conditions that there be two nights per week when
16 no lights are used (one to be Sunday) and that except in very rare circumstances the lights will be
17 off by 9:00pm and except for medical emergencies always off by 9:30pm. If approved, this new
18 decision will stand as the town's standing approval for the use of the field replacing the initial
19 decision. Town Counsel has reviewed the draft and has communicated with Chairman
20 Stephenson on several of the details and made minor changes.
21

22 Halleran reported that the KUA landscape work related to the athletic fields appears to now be
23 complete. The only comment he has received on the draft decision which was posted on the town
24 website is that Kimball Union is unhappy with the 60 times per year limit. Board members
25 continued to feel that the 60 usage per year limit was reasonable; the first draft 01 of the decision
26 set a limit of 50 light uses per year. Board members worked through a few grammatical changes.
27 Chairman Stephenson then moved to approve the draft decision as amended. The motion was
28 seconded and voted in the affirmative. Member Ferguson did not participate in the decision,
29 alternate member Hudson voted in his place and likewise alternate member Greg Davini voted in
30 Greg Estey's place. Member Estey is an abutter and was not in attendance at this meeting.
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32 There being no other business the meeting adjourned at 9:00pm.
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34 Submitted,
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36 Stephen Halleran

Jane Stephenson, PB Chair

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MINUTES OF THE PLAINFIELD PLANNING BOARD

June 16th 2008

Meriden Town Hall

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Members Present:	Jane Stephenson	
	Ron Liston	Mike Sutherland
	Allan Ferguson	Des Hudson
	Ruth Cassedy	Greg Estey

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The meeting opened at 7pm

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Peter Dzewaltowski UVRPC met with the Planning Board, at the board's request, to discuss three topics: Regional public transportation, Work force housing, and phase II of the town's subdivision regulation update.

Regional Transportation: Peter shared with the board a brief history/update of regional transportation planning for both Sullivan and Grafton Counties. Peter suggested that a local committee might want to consider working on identifying possible locations for park and ride facilities (small or large) in the community. Grantham has a NHDOT park and ride facility in their community. Besides providing places for individuals to meet and share rides the existence of these facilities plays an important part in the viability of obtaining bus routes. There are three main routes for connecting Lebanon and the Claremont Newport area, Route 12A, Route 120 and Route 10. Locations for cars to park along these roads will be a key part to developing a regional transportation network. Peter suggested that the community look at existing lots that might not be fully utilized during the workweek, places like religious facilities, meeting halls, etc. The Planning Board will follow up with Nate Miller of the RPC who handles most of the transportation issues.

Work force housing: The Planning Board discussed with Peter SB 342 which if signed by the governor will require town's zoning ordinances to provide provisions for "work force" or affordable housing options. Under the law communities must provide reasonable opportunities for work force housing and the statute provides an accelerated appeals process for applicants that are denied at the local level. Plainfield's ordinance has been amended several times to expand opportunities for cluster housing projects. The board will continue to look at this issue. As is the case in most small towns the lack of municipal water and sewer facilities for most of the town significantly increases private development costs.

Subdivision Regulations: Now that the regulations have been updated from a housekeeping stand point (2007) the board is ready to move onto more conceptual issues. Several areas of concern over the years have been the development of only five acre lots and eleven acre lots. The five acre lots avoid the need for applicants to submit additional septic design data to the state, the eleven acre lots are large enough to obtain current use taxation status. Consequently, applicants rarely consider small lots. The four to one lot shape issue was also raised as a possible area for amendments. Peter suggested that rather than lot shape, lot access and lot functions should be the board's focus. Peter will put together several proposals for working on these types of issues.

1 **Other Business:** The May 19th minutes were approved as amended.

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3 The meeting adjourned at 9:30pm.

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6 Submitted,

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8 Stephen Halleran

Jane Stephenson, PB Chair

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MINUTES OF THE PLAINFIELD PLANNING BOARD

July 7th 2008

Meriden Town Hall

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Members Present: Des Hudson Ron Liston Allan Ferguson
Ruth Cassedy Greg Estey Judy Belyea

The meeting opened at 7pm

Ring Brook Farm Annexation: The hearing was opened with the reading of the posted notice. The annexation involves the swapping of two 5.94 acre parcels between tax map 212 lot 1 and tax map 212 lot 2 both owned by the applicant (Tim and Sarah Hebert). The purpose of the project is to relocated the applicant’s new equestrian facility on an otherwise undeveloped lot so that the facility may include a caretaker apartment. While both parcels now share their own driveway, both lots have in the past been certified to have their own access point. There being no abutters present and no additional questions the application was found to be complete. A motion to approve as presented followed and was unanimously voted in the affirmative.

KUA Athletic Fields: Steve Halleran shared with the board a letter from the Selectboard to Kimball Union indicating the Select board’s expectation that KUA will operate the athletic field complex within the guidelines established by the Planning Board. The Selectmen have encouraged the leadership of KUA to meet with the Selectmen to discuss some of the tensions that have developed between the school and the town over the athletic field complex.

The meeting was adjourned at 7:45pm.

Submitted,

Stephen Halleran

Des Hudson, Acting Chairman

MINUTES OF THE PLAINFIELD PLANNING BOARD

July 16th 2008

Meriden Town Hall

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Members Present: Jane Stephenson Des Hudson Ron Liston
Allan Ferguson

The meeting opened at 7pm

The Planning Board reviewed a planning proposal submitted by UVLSRPC for the projects discussed at the last meeting. See attached. The board is interested in looking further into several of the projects, however, due to the Selectboard’s request that all departments look to cut costs for the current budget year, any action will be deferred until next year.

The Planning Board noted that town has a long history of amending its regulations to make it easier for developers to consider “affordable ot work force housing options. The town’s accessory apartment ordinance, the expansion of the village residential zone, and the elimination of the need to first go to the zoning board for a cluster housing project, were all cited as specific examples where additional opportunities for work force housing units have been provided.

Halleran noted that the August 4th meeting will feature a scenic road hearing for Grantham Mountain Road and a visit from KUA Head of School Mike Schafer to discuss several upcoming projects.

The July 7th minutes were approved as amended.

The meeting adjourned at 8:15pm.

Submitted,

Stephen Halleran

Jane Stephenson, PB Chair

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MINUTES OF THE PLAINFIELD PLANNING BOARD

August 4th 2008

Meriden Town Hall

Members Present: Jane Stephenson Des Hudson Greg Estey
Allan Ferguson Judy Belyea Mike Sutherland
Ruth Cassedy

The meeting opened at 7pm with a site visit to Grantham Mountain Road.

Grantham Mountain Road Scenic Road hearing: The hearing focused on the establishment of power/telephone lines along this stretch of the road to service a new residence at 62 Grantham Mountain Road (see Quimby subdivision April 2008). Jan Ramsey, Arborist from National Grid and David Chellis from TDS walked the board and public through the proposal which involves coming down from the east, rather than up from the west. This reduces the number of mature trees that have to be removed and allows a large oak to be saved that would otherwise have to be removed. All affected landowners were in attendance (Matt Houde, Greg Hardy Darrell Beaupre). Poles will be staggered from side to side keeping the lines over the road which, while placing the lines more in the line of sight, further reduces the amount of trees that have to be removed. It was noted that the proposal represents the end product of several prior discussions between the various landowners. As a result of the hearing, at the east end of the project, one additional tree was added to the list of about eleven trees to be removed, and one of two main leaders on an adjacent ash tree will be taken down. These amendments will ensure that the lines can be established as proposed. The site visit ended at 7:30pm. The group moved to the Meriden Town Hall where the hearing was opened and with no others wishing to comment, the application was approved as amended.

The July 16th minutes were approved as amended. Mail and various correspondences were distributed. The board determined that the August 18th meeting would be cancelled. The board's next meeting will be Tuesday September 2nd.

Kimball Union Discussion: Head of School Mike Schafer and Facility Director David Aguiar met with the Planning Board to discuss some of the long range planning that is going on at Kimball Union. Projects that were discussed included the installation of a wood fired boiler, a new basketball facility, the conversion of Miller to a library and the relocation of Hall farm, Penniman House and Frost to the west side of Main Street. The relocation of these buildings might allow for the establishment of parking, a post office and perhaps a store/cafe at the bottom of the hill. Jane Stephenson speaking on behalf of the Historical Society encouraged the school to seek the guidance of some real experts on historical structures. The buildings mentioned represent some of the oldest remaining buildings in town. The Planning Board encouraged KUA to solicit input from the Meriden community early in the process. It was noted that major changes to the campus impact the entire village.

The meeting adjourned at 9:00pm.

Submitted,

Stephen Halleran

Jane Stephenson, PB Chair

MINUTES OF THE PLAINFIELD PLANNING BOARD
September 15th 2008
Meriden Town Hall

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Members Present: Jane Stephenson Des Hudson Greg Estey
 Allan Ferguson Mike Sutherland
 Ruth Cassedy

The meeting opened at 7pm

The August 4th minutes were approved as amended.

Halleran noted that KUA has indicated that Monday will be other day of the week that no field lights will be used. The Planning Board established Sunday as a day when the athletic field lights would not be used, KUA was given the latitude to select on an annual basis the second day.

The board spent the meeting continuing its discussions about the town's zoning ordinance. As a result of the meeting the board will focus efforts on gathering information on the following topics:

- 1) Master Plan, Chairman Stephenson hopes to have the board update one or two chapters of the plan this winter.
- 2) Work force housing, Des will query our RPC on getting detailed information on what the new law requires and how well Plainfield is meeting its regional responsibility for this issue. Linked to this issue is the towns road construction standards and requirements. The question is whether our road construction standards and not allowing private roads are impediments to the development of work force housing.
- 3) Outdoor boilers, as these units become more common the state has changed installation requirements to minimize the impacts on neighbors. The town needs to insure that our local regulations are in line with these new requirements.
- 4) Windmill regulations the town currently has is has an established methodology for residential wind systems, however, a more comprehensive ordinance might be required for commercial wind farms.

The group will continue these discussions at their October 6th meeting. Individual board members will gather information on each of these topics.

The meeting adjourned at 8:20pm

Submitted,

Stephen Halleran

Jane Stephenson, PB Chair

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MINUTES OF THE PLAINFIELD PLANNING BOARD
October 6th 2008
Meriden Town Hall

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Members Present:	Des Hudson	Greg Estey
	Allan Ferguson	Mike Sutherland
	Ruth Cassedy	Greg Davini

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The meeting opened at 7pm. The September 15th minutes were amended grammatically and approved.

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Halleran reported that based on a questions from KUA, he reviewed the KUA lighting decision along with the Selectboard and town counsel; they have decided that the second day of the week when no lights will be used (Sunday is always one of the two days) means that the lights may not be used for the entirety of that day. KUA has asked for clarification if the lights may be used during late afternoons into the evening on this day. The Planning Board concurred that this interpretation is in line with their intentions in writing the decision.

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Work Force Housing: The Planning Board reviewed some Plainfield specific information prepared by member Mike Sutherland. The work provides some statistical evidence of how well Plainfield is meeting its responsibility for providing a wide variety of housing options. Board members will all try to attend a Regional Planning Commission established meeting on this important topic scheduled for the Lebanon City Council Chambers on Thursday October 30th at 6pm.

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Large Scale Wind Projects: As currently configured the town's zoning ordinance would handle any request for a commercial "wind farm" as a public utility, requiring both a special exception and a site plan review approval prior to construction. The town has, for several years, had an informal process for permitting residential sized wind generators. For units under 35' only a building permit is required. For turbines that will sit higher than 35' a special exception is required.

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Public Transportation: Member Cassedy reported on a meeting she attended on this subject. Plainfield's best chance for gaining a "bus stop" will come when Lebanon and Claremont are connected with bus service. Advocating that this connection be down Route 120 or Route 12A, or both, rather than Route 10 will be important for this local issue. Also establishing potential park and ride locations that could be converted to future bus stops is an important piece.

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The meeting adjourned at 8:30pm.

Submitted,

Stephen Halleran

Des Hudson Acting PB Chair

MINUTES OF THE PLAINFIELD PLANNING BOARD
November 17th 2008
Meriden Town Hall

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Members Present: Jane Stephenson Greg Estey
 Allan Ferguson Mike Sutherland
 Judy Belyea

The meeting opened at 7pm. The October 6th minutes were amended and approved.

General Update: Zoning Administrator Halleran spent a few minutes updating the board on the status of various land use issues:

John Varnese will bring forward a one-lot division at the board’s next meeting. John is spinning off a house lot adjacent to his Porter Road residence. The property benefits from having acreage in the VR zone.

The Townline case where neighbors have objected to the town’s permitting the business to replace the existing shop building has, after many months of laying dormant, been reactivated by those bringing the suit against the town. A case status hearing will take place the end of this month.

The former Berwick residence at 361 Route 12A will be torn down later this month. The Selectboard has worked with the owner to have the abandoned building removed.

Responding to comments from Halleran, the Planning Board agreed to participate in a possible workshop day that KUA is considering to gather input from the community on various campus wide long range planning issues. As proposed, the day would likely include discussions about the post office, the relocation of several buildings and improving pedestrian safety on Main Street. Members of the board encouraged the use of an outside facilitator for running the day.

The Board completed the meeting with a discussion on the work force housing issue. Changes to RSA 674 make it necessary for every town to examine the opportunities for workforce housing in the community. Planning Board members felt that adding a section to the existing ordinance to specifically address workforce housing would be appropriate, but at least a year away. The board felt that a first step was to better understand the challenges facing developers when trying to build “affordable” units. Halleran will confer with town counsel to make sure that our existing ordinance is adequate while a well thought out response to this new law change is crafted.

The meeting adjourned at 8:10pm.

Submitted,

Stephen Halleran

Jane Stephenson, PB Chair

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3 **MINUTES OF THE PLAINFIELD PLANNING BOARD**

4 **December 1st 2008**

5 **Meriden Town Hall**

6 Members Present: Jane Stephenson Greg Estey
7 Allan Ferguson Mike Sutherland
8 Judy Belyea Greg Davini

9 The meeting opened at 7pm. The November 17th minutes were amended then approved.

10 **Varnese Subdivision:** An application for property fronting on Porter Road, tax map 216 lot 2.
11 The proposal involves dividing the 9.38 acre parcel into two lots, lot 1- 5.04 with an existing
12 residence and lot 2- 4.34 undeveloped acres. The property is zoned Village Residential, Rural
13 Residential I and Rural Residential II. The parcel does not have access to either municipal water
14 or sewer. Both lots are to be served by individual driveways from Porter Road. The project
15 has received state approval for subdivision. Surveyor Tom Dombrowski walked the board
16 through the proposal demonstrating that the lot has adequate road frontage to satisfy the
17 town's four to one ratio. He noted that the test pit data demonstrates that the parcel is well
18 suited for a modern septic system. Since no abutters wish to comment and the application
19 satisfied all the requirements for subdivision the proposal was unanimously approved as
20 presented.

21 Noting the large wetland to the west of this property the Planning Board membership felt that
22 Conservation Commission should consider talking with the owner about conserving the parcel which
23 is currently being offered for sale. This unnamed pond is nearly as large as the three other better
24 known large ponds in town (Moses, Mud, Sky Ranch) and does provide significant habitat for
25 wildlife. John Varnese noted that twice in his time in Plainfield the beaver dam has breached,
26 washing out Porter Road near Houser Circle.

27 **Zoning Changes:** Based on its review of the existing state legislation on wind power generating
28 systems the Planning Board determined that Plainfield has in place a reasonable process for
29 permitting small residential sized generators. However the board felt but that looking at regulating
30 large-scale commercial wind farms should be considered. The board suggested following the model
31 used in developing the town's cell tower regulations, which seem to have worked well. To the extent
32 it's possible, referencing state law or best management practices was suggested as ways of reducing
33 the length of the local ordinance and keeping the regulation current.

34 **Other Business:** Halleran reported that KUA is likely to hold a forum on some of its long-range
35 campus planning goals on a Sunday January 11th 2pm. All will be welcome to attend; the target
36 audience is the Meriden Village community.

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39 The meeting adjourned at 8:05pm.

40 Submitted,

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43 Stephen Halleran

Jane Stephenson, PB Chair

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