

1 current use, and no one knew the answer. The completeness motion was approved, and
2 then the subdivision was approved with the usual waivers for a minor land subdivision.

3
4 **Zoning Changes:** The Board then discussed future zoning issues/changes. Based on the
5 ZBA's comments about wanting something in the regulations re: wind farms, Jane had
6 done a comparison of the language in our current regulations re: cell towers (WCFs) with
7 the language in some of the model wind farm ordinances we had previously reviewed,
8 and shared this with the Board. It appears that we could rather easily develop a 2 page
9 ordinance on wind farms which would be similar in most respects to the WCFs
10 regulations. Sutherland raised the question of reviewing our lighting standards based on
11 the information Des had provided.

12
13 Member Ferguson raised the question of further protecting our water resources, and
14 Sutherland said the next step would be to do a wetlands mapping, but this would require
15 money. However, we have no idea what the costs would be, and would need to obtain
16 estimates from firms that do this kind of work. It's also possible that KUA students might
17 be able to assist with wetlands mapping as part of a class project. Member Ferguson
18 asked if the Conservation Commission is concerned about water resources and protection
19 of the watershed and, if so, would they be willing to use some of their funds for mapping.
20 He will call David Grobe to discuss, and report back at the next meeting.

21
22 The meeting was adjourned at 8pm.

23
24
25 Submitted:

26
27 Jane Stephenson
28

1 correct that error. A note on the new plan explains the error. Halleran noted that he has
2 spoken with the Hendrick family to confirm that they are aware of this issue and do not
3 object to the finding. Likewise, the 2001 project is not adversely impacted by this
4 change. The various parcels that were approved in 2001 are still permitted and conform
5 with the zoning ordinance.

6
7 Jane Stephenson signed the corrected mylar which will now be recorded and will be
8 available for future reference.

9
10 **Wind Powered Generator Ordinance:** The Planning Board spent time reviewing the
11 draft of the proposed wind powered electric generator ordinance, which has been closely
12 modeled after the town's existing communication tower ordinance. As part of these
13 discussions it was decided to increase the setback for these structures on Scenic Roads
14 from the 110% of height to 220%. There was also discussion about the need to reconcile
15 any differences between the wind powered generating ordinance and the existing
16 telecommunication ordinance as both regulate very similarly sized structures.

17
18 The meeting adjourned at 9:00pm.

19
20 Submitted,

21
22 Stephen Halleran

Jane Stephenson
PB Chair

23
24
25

1
2 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
3 **March 16th 2009 Meeting**
4 **Meriden Town Hall**

5
6 Members Present: Jane Stephenson Mike Sutherland
7 Allan Ferguson Greg Estey

8
9 The meeting opened at 7:10pm

10
11 The March 2nd meeting minutes were approved as amended. Jane Stephenson signed a
12 second “corrected” mylar for the Heirs of Alice Hendrick Plan see March 2nd 2009. Last
13 meeting’s version did not include the necessary blank upper right hand corner that is
14 required by the Sullivan County Registry.

15
16 The majority of the meeting was spent reviewing the second draft of the proposed wind
17 generating systems ordinance. Using the state’s guidelines, the state’s model ordinance
18 and RSA 674, the board improved/clarified language of the draft. The need to ensure that
19 the ordinance is adequate, not only for small residential units, but also for all projects that
20 range in size from the residential to the 30 megawatt sized project that comes under
21 review by RSA 162.

22
23 Chairwoman Stephenson discussed with the board her continued investigation of
24 obstacles to completing work force housing type projects. Jane has been speaking with
25 local developers to attempt to gain insight on their perspective for these projects. The
26 main take away, so far, has been that the community must be in favor of the concept.
27 Abutters and groups in opposition to a proposal can easily delay and complicate the
28 project to the point where all hope of doing “affordable” housing units is lost.

29
30 The group will meet next on Monday April 6th 2009.

31
32 Submitted,

33
34 Stephen Halleran

Jane Stephenson
PB Chair

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36
37
38

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **June 1st 2009 Meeting**
3 **Meriden Town Hall**

4
5 Members Present: Jane Stephenson Ruth Cassedy
6 Allan Ferguson Greg Estey
7 Judy Belyea Des Hudson

8
9 The meeting opened at 7:00pm

10
11 The May 4th 2009 minutes were approved as amended.

12
13 Halleran noted that the KUA site plan review for the relocation of the Hall farmhouse has
14 been withdrawn. Jim Gray CFO of Kimball Union explained that the school wishes to
15 have more time to study the project as it relates to other possible campus projects.

16
17 **KUA to the Meriden Fire Department Annexation:** Jane Stephenson opened the
18 hearing. Steve Halleran read the posted notice. Surveyor Chris Rollins explained that the
19 project involve the transfer of 5050 ft (.12 acres) of land from KUA property (map 104-
20 lot 33) to land of the Meriden Volunteer Fire Department (map 104-lot 29). The
21 purpose of the project is to insure that the fire department has sufficient land for a
22 future building addition. The project plan also depicts additional lands going to
23 Meriden Fire Department (.04 of an acre) and KUA (.08 of an acre) from the
24 Holdaway heirs. These two transfers will correct a previous error in the MVD, llc
25 survey that was discovered as part of this application. Allan Fergsun-KUA Trustee and
26 Greg Estey- KUA abutter both stepped down from the board for these discussions.

27
28 Halleran noted that a site plan for the new fire station addition is scheduled for June
29 15th.

30
31 There being no questions from abutters, the application was approved as presented.

32
33 The board's next meeting will be June 15th and will include the start of the Master Plan
34 Update.

35
36 The meeting adjourned at 8:30pm.

37
38 Submitted,

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40 Stephen Halleran

 Jane Stephenson
 PB Chair

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44
45

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **June 15th 2009 Meeting**
3 **Meriden Town Hall**
4

5 Members Present: Jane Stephenson
6 Allan Ferguson
7 Judy Belyea
8 Des Hudson
9 Mike Sutherland

10
11 The meeting opened at 7:00pm

12
13 The June 1st minutes were approved as amended.
14

15 **Meriden Volunteer Fire Department Site Plan Review:** Chairwoman Jane Stephenson
16 opened the hearing. Fire Chief David Best discussed the details of the proposal. If
17 federal funding is obtained, the department intends to add an additional truck bay to the
18 station and an additional 10' of width to the entire building along the back wall. The
19 Chief stressed that both of these improvements are designed to enhance the safety of fire
20 fighters using the building. As currently configured, the building has four trucks with
21 three bays and the depth of the building is barely enough to accommodate modern fire
22 apparatus. Once completed, the entry into the building will be from the back and the
23 building will be 100% ADA complaint including bathroom facilities.
24

25 Board members reviewed the site plan prepared by surveyor Chris Rollins. Halleran
26 noted that while municipal functions are exempt from local regulations, the town has
27 always felt that to the extent possible these projects should go through the local
28 regulatory process.
29

30 Board members reviewed a lot coverage calculation prepared by Rollins. The document
31 shows that while not in complete conformance with the current town regulations the
32 enlarged lot as reconfigured, (See June 1sts minutes), with the improved fire station
33 (41.5%) will come closer to conformance than it currently does (49%). Likewise, the
34 existing building while not in the right of way for Route 120, does not satisfy the required
35 setback. The addition of the one bay will not be closer to the road than the existing
36 station.
37

38 Chief Best indicated that the new additions will look similar to the existing building and
39 that only one new outside light is planned. The Planning Board encouraged the
40 department to consider eliminating the large spotlight that shines down on the station
41 from a nearby utility pole. Any new outside lights will need to be dark sky compliant.
42 Abutter Richard Holdaway noted that this is the perfect application for new modern
43 motion activated lighting, providing plenty of light during emergencies, but dark skies
44 most of the time. Chief Best agreed to look into this further.
45

1 There being no other questions or comments, a motion was made to find this municipal
2 application complete and proper with the exclusion of the lot coverage issue and setback
3 issues as described. The motion was seconded and voted in the affirmative. A motion to
4 approve the site plan subject to a review of the outside lighting by the Zoning
5 Administrator at the time the addition is constructed. The motion was seconded and
6 voted in the affirmative.

7
8 **Plainfield Library Sign:** Trustee Dennis Girouard met with the Planning Board to
9 discuss plans to upgrade the Plainfield Library sign. The PB explained that as long as the
10 sign conforms to section 3.10 of the zoning ordinance the trustees can move forward with
11 the project without further approval. Halleran noted that if the sign is located on either
12 private land or within the state right of way for Route 12A permission from those entities
13 is required.

14
15 **Master Plan Update:** The Planning Board commenced its review of the current 2003
16 Master Plan with a review of the requirements for Master Plans as outlined in RSA 674:2.
17 It was determined that with the exception of the addition of an energy section the current
18 plan has the necessary components.

19
20 The Board next began a comprehensive review of the goals and recommendations for
21 each chapter to see which projects have been completed since 2003. The updated plan
22 will reference the work that has been done and will update the existing goals and
23 recommendations. This work will continue at the July 6th meeting and will be followed
24 by chapter update assignments. Board members noted that while much work remains it is
25 always rewarding to see the number of recommendations that have been acted since the
26 previous update.

27
28
29 The meeting adjourned at 9:20pm

30 Submitted,

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32
33 Stephen Halleran

Jane Stephenson
PB Chair

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36

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **July 20th 2009 Meeting**
3 **Meriden Town Hall**

4
5 Members Present: Jane Stephenson
6 Allan Ferguson
7 Greg Estey
8 Mike Sutherland
9

10 The meeting opened at 7:00pm

11
12 **Stoddard Subdivision:** Chairwoman Stephenson opened the hearing by reading the
13 posted notice. The application involves dividing the 158.10 acre tract into four lots 1-
14 38.9 acres with a pole barn; lot 2-12.2 acres with the existing house; lot 3- 20.8 acres
15 and lot 4- 86.2 acres. The property is zoned Rural Residential. Municipal water or
16 sewer serves none of the lots. Each lot is proposed with its own driveway from Chellis
17 Road. The Stoddards met with the Planning Board on March 2nd for a preliminary
18 discussion about the project. Surveyor Wayne McCutcheon noted that the final
19 project is very similar to the one discussed in March. However, rather than designated
20 house locations, the project calls for no building within 900’ of Chellis Road.
21 Chairwoman Stephenson mentioned that the 900’ line is not shown on the plan.
22 Surveyor McCutcheon will add the line to the plan. Wayne went on to explain that all
23 utilities will be underground from existing lines, no new lines, for this project will be
24 permitted along or over Chellis Road. Local resident and TDS employee David Chellis
25 suggested that the most efficient way to serve lot 3 and lot 4 would be from the last
26 pole on Meriden Mobile Court Drive, but that this will require a private easement
27 from the park owners. Richard Sanborn, owner of the park introduced himself and
28 added that his main concern is that develop of lots 3 or 4 might impact the water
29 source for the park. This happened before during construction of another house on
30 Chellis Road, when the aquifer was impacted and the well at the trailer park went dry,
31 and they had to drill a new well. Surveyor Wayne McCutcheon suggested that
32 perhaps the Stoddards and Sanborns could work out an arrangement concerning the
33 utility easement and the well issue.
34

35 Halleran cautioned the Stoddards that in absence of a land trust or some other third
36 party the Stoddards would be, by default, the enforcement agent for any conditions
37 that they wish to impose. The only concern for the town will be those Planning Board
38 placed or endorsed conditions like the no further subdivision of the lots and the 900’
39 no build zone. Exact house or drive locations (beyond the curb cut) are not town
40 enforced. Likewise it has been the town’s experience that buyers typically want to
41 change one or more conditions as part of the actual development of the lot, this being
42 the case, clarity in wording used in deed language will be important.
43

1 Board members noted that there is significant distance between the test pit locations
2 and the depicted house sites on the plan. Surveyor McCutcheon explained that the
3 septic locations are only suggestions used to prove suitability of the lots and that each
4 can be accessed by the most likely house site on the lot, although in several cases it will
5 require long runs of pipes with multiple clean outs.

6
7 Board members also discussed whether good planning dictated moving the house sites
8 closer to the road, in the fields, leaving the backland unfragmented. At the same time
9 preservation of agriculture fields is a priority for the board. In this case the applicants
10 made it clear that they wish to not having buildings in the fields.

11
12 Dave Chellis inquired about the possibility of annexing a very small part of lot 1 to his
13 property. The board did not see this as a problem, but at the moment it is not part of
14 the plan proposed.

15
16 There seeming to be significant details remaining to be worked out, the Planning
17 Board recessed the hearing until August 17th . At the next meeting the Planning Board
18 will be looking for additional information on the utility easements, any project
19 covenants, seeing that the 900' no build line drawn on the plan and if the plan includes
20 any minor annexations or boundary line adjustments to neighbors.

21
22 **Other Business:** Halleran reported that he has spoken with local officials in the town's
23 of Sheffield and Barton Vermont regarding large-scale wind farms. While the Vermont
24 system is somewhat different than the NH planning process having some sense of the
25 community's collective attitude toward large scale wind projects as part of the Master
26 Plan was highly recommended. In addition, provisions for hiring town experts and
27 consultants to assist the town with its review were seen as very beneficial. Also,
28 making sure that the town's land use regulations cover the situation where Plainfield
29 roads, land and views are impacted by a project that is developed in another town is
30 important. The approved wind farm in Sheffield Vermont will pay all of taxes to
31 Sheffield. However, Barton Vermont maintains the access road and the power grid to
32 the project and is more visually impacted by the generating towers.

33
34 On the request of Chairwoman Stephenson the UVLSRPC will be conducting an
35 audit of town regulations concerning the workforce housing issue. The outcome and
36 recommendations from this audit will be available in early October so that any needed
37 zoning changes can be voted on in March 2010.

38
39 The June 1st minutes were approved as amended.

40
41 The meeting adjourned at 9:00pm
42 Submitted,

43
44 Stephen Halleran

Jane Stephenson, Chair PB

1 **draft**
2 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
3 **August 3rd Meeting**
4 **Meriden Town Hall**

5 Members Present: Jane Stephenson
6 Allan Ferguson
7 Greg Estey
8 Mike Sutherland

9 The meeting opened at 7:00pm

10
11 The July 20th minutes were approved as amended.

12
13 The Planning Board spent a few minutes being updated on the status of applications in
14 process. The Stoddard subdivision will be continued on August 17th, Halleran is aware
15 that the applicant is continuing to work on utility access issues and the development of
16 protective covenants for the property.

17
18 John Romkey will have filed an application for a minor subdivision of his property. Prior
19 to selling the main property John is transferring one lot to an abutter and one small
20 annexation to another abutter.

21
22 John Burbee, owner of the former Hook's Welding Shop is before the ZBA in August
23 with a site plan to follow. Limited car and camper sales are proposed for the property.

24
25 **Master Plan Update:** The board spent the meeting working on the master plan update.
26 Chapter update assignments were as follows:

27
28 Historic Resources Jane Stephenson
29 Energy Allen Ferguson
30 Economic Base Des Hudson
31 Natural Resources Mike Sutherland
32 Recreation Greg Estey
33 Community Facilities Stephen Halleran
34 Transportation Judy Belyea
35 Land Use Regional Planning Assistance
36 Housing Regional Planning Assistance
37 Population Deferred until after census

38
39 Jane Stephenson has nearly completed work on a draft the Historic Resource Chapter
40 The goal is to have rough drafts of these chapters by October 1st 2009.

41
42 The meeting adjourned 9:00am

43
44 Submitted,

45
46 Stephen Halleran

Jane Stephenson, Chair PB

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