

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **Meeting Monday February 6th 2017**
3 **Meriden Town Hall**

4
5 Members Present: Jane Stephenson, Chair Elise Angelillo
6 Jeff Allbright Mike Sutherland
7 Douglas Gest
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10 The meeting opened at 7:00pm. The Planning Board met for the first time since November 21st.
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13 The November 21st minutes were approved as amended. Minutes previously approved were signed.
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15 Plainfield resident Deb Beaupre sat in on the meeting. Deb has contacted Chairwoman Jane Stephenson
16 and is interested in becoming a Planning Board member. Auditing a meeting or two was suggested by Jane.
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18 The Planning Board spent this workshop meeting performing a cursory review of the online town Master
19 Plan. The web based document is due for some updating. The Planning Board will first tackle the
20 Community Facilities Chapter followed by the Recreation Chapter. A new town wide survey may be a
21 necessary part of updating many of the other chapters. Chairman Stephenson will contact our regional
22 planning commission to see if they could be of assistance with the survey portion of the update.
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24 The Planning Board will meet next on Monday February 20th.
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26 The meeting adjourned at 8:15pm.
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30 Stephen Halleran
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Jane Stephenson, Chair

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **Meeting Monday February 20th 2017**
3 **Meriden Town Hall**

4
5 Members Present: Judy Belyea Acting Chair Elise Angelillo
6 Jeff Allbright Mike Sutherland
7 Douglas Gest
8

9
10 The meeting opened at 7:00pm
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12 **Donald and Judith, one lot subdivision, Westgate/Spencer Road:** Surveyor Wayne McCutcheon
13 explained the project which involves putting the existing farmhouse on its own 5.6 acre parcel, 3.8 on the
14 north side of Westgate, 1.8 acres on the south side. A note on the plan will show that the 3.8 acres is not
15 available for residential development of any kind. Accessory buildings, such as barns, shed can be placed
16 on this portion of the lot. Don's daughter and her family live in the farmhouse. Ownership of the property
17 will allow them to get a mortgage on the property for future improvements. It was noted that little is known
18 about the existing septic system on the property. Any major revision to the farmhouse will result in the
19 need for a new septic system. Surveyor McCutcheon has represented on the plan that a suitable site exists
20 on the 1.8 acre portion of the lot for a new septic system. Surveyor McCutcheon noted that because this
21 application is within ten years of the previous one (Don's house), he has included much of the information
22 that would be typically required for a larger project. For example, topographic lines have been provided for
23 the residential portion of the new lot.
24

25 The Board made several minor edits to the plan. A motion to find the application complete was made,
26 seconded and voted in the affirmative. A motion to approve the application, subject to the minor revisions
27 (note change, clarification of the no residential development area, and the addition of an existing curb cut
28 on the 3.8 acre portion of lot lot1), was made by member Angelillo, seconded by Mike Sutherland and
29 voted in the affirmative.
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31 **Other business:** The February 6th minutes were approved as amended.
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33 The meeting adjourned at 8:00pm.
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36 Stephen Halleran

Judy Belyea, Chair

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **Meeting Monday March 6th 2017**
3 **Meriden Town Hall**

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5 Members Present: Jane Stephenson Chair Elise Angelillo
6 Mike Sutherland Judy Belyea
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10 The meeting opened at 7:00pm
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12 The February 20th minutes were approved as amended. The mylar for the Jordan subdivision was
13 signed, see 2/20/17 minutes for project details.
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15 **John and Anne Donaghy subdivision:** Surveyor Chris Rollins explained the project. The
16 project involves the creation of one new lot from a 28 acre parcel. Map 231 lot 8 will be 16.10
17 undeveloped acres and map 231 lot 8-1 will be 12.06 undeveloped acres. The property is zoned
18 Rural Conservation I and is not served by public water or sewer. Chris noted that in regard to lot
19 8-1 there is a small school house lot (.10 of acre) on the property that he has not included in any
20 of the calculations. While not shown on the tax maps, this land may well still be owned by the
21 Town of Grantham School District #4. Likewise, there is a triangle of land between an existing
22 stonewall and Goodwin Road that the town's tax maps show has belonging to KUA, however
23 Chris believes that KUA quit claimed this land some time ago to the Donaghy property. He has
24 shown the Donaghy land running all the way to the edge of Goodwin Road. It is the Donaghy's
25 stated intentions to deed this lot to their son, who may develop a house on the property in the next
26 year or two. Shape factor for lot 8 is 21.08, lot 8-1 25.85. There being no other questions the
27 project was found to be complete and a vote to approve was made, seconded and voted in the
28 affirmative. Implied in this action was the acceptance of the 25.85 shape factor, which slightly
29 exceeds the preferred 25, but is well under the maximum of 30.
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31 The meeting adjourned at 7:40pm.
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34 Stephen Halleran

Jane Stephenson, Chair

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **Gathering Monday April 17th 2017**
3 **Meriden Town Hall**

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

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9 Others Present: Evan Oxenham

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11 The gathering opened at 7:00pm

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

22
23 The group thanked Evan and asked him to come back when the full board was able to attend.

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25 The gathering concluded at 7:45pm.

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

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30 Notes by Stephen Halleran
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1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **Meeting Monday May 22nd 2017**
3 **Meriden Town Hall**

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5 Members Present: Jane Stephenson, Chair Elise Angelillo
6 Douglas Guest Judy Belyea
7 Jeff Allbright
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10 The Planning Board held site visits at Mac's Happy Acres and Poor Thom's Tavern and then
11 moved to the Meriden Town Hall at 7:00pm.
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13 The meeting opened at 7:00pm
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15 **Site Plan Review Mac's Maple:** The Planning Board held a site plan review hearing for this as
16 built project. Mac's Happy Acres has in recent years developed a maple business and as part of a
17 recent sugarhouse expansion established a maple products store which will include the sale of
18 maple gifts, syrup and ice cream. This hearing was designed to establish some perimeters for the
19 store and to review the project for compliance with town site plan review regulations. See file for
20 project details. The main concern for the Planning Board was the parking lot access drive which
21 passes close to the front of the maple store. Cars pulling into the lot are passing close to patrons
22 exiting the store. A walkway from the door around the corner of the shop along the building to
23 the proposed picnic tables was suggested as a way of separating customers from cars. At the site
24 visit Liz and Tom McNamara noted that if the store becomes very busy there is plenty of adjacent
25 land to reconfigure the parking area moving cars further away from the store. At the moment the
26 store parking lot has been configured to hold seven (7) vehicles. Likewise, if necessary a one
27 way access drive could be configured with cars exiting on the east side of the sugarhouse, back to
28 River Road. All outside lighting is either night sky compliant or motion sensitive. The shop will
29 have daily hours, but will not be open later than 9pm.

30 Chairwoman Stephenson suggested a review of the project in September of 2018, to
31 review how the site is working. Should it be necessary, the follow up visit could be done anytime.
32 Liz McNamara agreed, pledging to make any necessary adjustments to the layout that is
33 indicated. The McNamara's want families to come and enjoy the farm and making sure that
34 everyone is safe on those visits is important to all of them.

35 A motion to approve the site plan was made, seconded and voted in the affirmative.
36

37 **Site Plan Review Thom's Tavern Outside Patio:** The hearing to add a 21 seat outside dining
38 patio was opened and Planning Board members began a discussion about their site visit. The
39 applicant has represented that the current parking lot contains 31 spaces and will be increased to
40 hold 37 spaces (5 employees, 1 ADA, 31 patrons). Board members questioned whether this was
41 accurate based on the current size of the lot a maximum of 26 spaces is possible, but not 31, each
42 space is 10'x20'. It was noted that as originally approved the restaurant was to have 48 seats, it
43 now has 72 seats. The original parking lot was expanded, applicant Thom Lappin noted that he,
44 late in construction, decided to sprinkle the building which resulted in a maximum life safety
45 code occupancy load of 72. The project should have come back to the ZBA and PB for review,
46 but it did not. Halleran was asked to confirm the lot measurements, but as it currently is
47 configured it would appear that the parking lot needs to have 6 spaces added just to satisfy the
48 indoor seating. The town has received concerns about tavern patrons parking on both sides of
49 Bean Road on Friday and Saturday evenings. The roadway becomes very narrow and might not
50 accommodate emergency vehicles like fire trucks.

1 Abutter Jane Witzel pointed out that the approved landscaping plan has not been
2 completed and that light and noise spills over to her property. At this time Thom Lappin
3 withdrew his application for the patio, electing to leave the meeting, effectively ending the
4 discussion. Chairwoman Stephenson noted that a follow up letter to Thom was needed to clarify
5 what must be done to bring the existing restaurant into compliance with town requirements.
6

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

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11 The meeting adjourned at 9:00pm.

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14 Stephen Halleran

Jane Stephenson, Chair

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