

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
8

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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.
14

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.
17

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.
23

24 The Planning Board will meet next on Monday February 20th.
25

26 The meeting adjourned at 8:15pm.
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29
30 Stephen Halleran

Jane Stephenson, Chair
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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
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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.
14

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.
30

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
12

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 Committee's 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.
24

25 The gathering concluded at 7:45pm.
26

27 The Planning Board's next meeting should be May 1st.
28

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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 moving to
11 the Meriden Town Hall at 7:00pm.
12

13 The meeting opened at 7:00pm
14

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 ice cream. This hearing was designed to establish some perimeters for the store and to
19 review the project for compliance with town site plan review regulations. See file for project
20 details. The main concern for the Planning Board was the parking lot access drive as it relates to
21 the front of the maple store. Cars pulling into the lot will be close to patrons exiting the store. A
22 walkway from the door around the corner of the shop along the building to the proposed picnic
23 tables was suggested as a way of separating customers from cars. Liz and Tom McNamara noted
24 that if the store becomes very busy there is plenty of adjacent land to reconfigure the parking area
25 moving cars further away from the store. At the moment the store lot has been configured to hold
26 7 vehicles. Likewise, if necessary a one way access drive could be configured with cars exiting
27 on the east side of the sugarhouse, back to River Road. All outside lighting is either night sky
28 compliant or motion sensitive. The shop will have daily hours, but will not be open later than
29 9pm.

30 Chairwoman Stephenson suggested a review of the project in September of 2018, to
31 review how the site is working. In the interim, any changes to the parking area, grading, signage,
32 hours of operation, should be reviewed by the town prior to their construction. The McNamara's
33 want families to come and enjoy the farm and making sure that everyone is safe on those visits is
34 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 employee, 1 ADA, 31 patron). 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 after Thom Lappin decided to sprinkle
44 the building which resulted in a maximum state life safety code occupancy load of 72. At that
45 time the project should have come back to the ZBA and PB for review, but it did not. Town
46 Administrator Halleran was asked to confirm the parking 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 at the 72 seat level. The town has received concerns about tavern patrons parking
49 on both sides of Bean Road on Friday and Saturday evenings. The roadway becomes very
50 narrow and might not accommodate emergency vehicles like fire trucks.

1 Abutter Jane Witzel pointed out that the landscaping plan shown on the approved site
2 plan has not been completed and that light and noise spills over to her property. She also noted
3 that hours of operation of have been expanded without review and the sidewalk extension has not
4 occurred. At this time Thom Lappin withdrew his application for the patio, electing to leave the
5 meeting, effectively ending the discussion. Chairwoman Stephenson noted that a follow up letter
6 to Thom was needed to clarify what must be done to bring the existing restaurant into compliance
7 with town requirements.

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

12
13 The meeting adjourned at 9:00pm.

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16 Stephen Halleran

Jane Stephenson, Chair

1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **Meeting Monday June 5th 2017**
3 **Meriden Town Hall**

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5 Members Present: Jane Stephenson, Chair Elise Angelillo
6 Douglas Gest Jeff Allbright
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9 The Meeting opened at 6pm

10
11 Harold "Dewey" Jones Chairman of the Meriden Village Study Committee met with the Planning
12 Board to discuss some of his group's plans for the coming year. Dewey is interested in engaging
13 the town on the following subjects:

- 14
15 Possible future locations for the Meriden Post Office.
16 Possible connecting trail between the Meriden and Plainfield Plain Villages
17 Pedestrian safety around the elementary school.
18 Future plans for Kimball Union Academy as they pertain to the Village.

19
20 Chairman Stephenson supported the idea of engaging the community in some fashion on these
21 issues if specific questions can be developed in advance. Her experience is that these types of
22 workshops can become difficult to manage if the subjects are broad. Dewey noted that the study
23 committee will be meeting late this month.

24
25 **Other Business:** The Planning Board reviewed the letter sent to Thomas Lappin about the
26 completion of his restaurants site plan review requirements. The Board wants the record to be
27 very clear that Tom's developed restaurant is larger than the one he received approval for and
28 now has expanded hours of operation. The Zoning Board has addressed some of these concerns in
29 their 2017 decision; however, prior to any additional seating being approved the site plan for the
30 current restaurant must be completed.

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32 The meeting adjourned at 8:30pm. The Board's next meeting is on June 12th a joint session with
33 the ZBA to review the Barrington Power solar array at the elementary school.

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37 Stephen Halleran

Jane Stephenson, Chair

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1 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
2 **Meeting Monday June 12th 2017**
3 **Meriden Town Hall**

4
5 Members Present: Jane Stephenson, Chair Elise Angelillo
6 Douglas Gest Jeff Allbright
7 Mike Sutherland
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10 The Meeting opened at 6:30 pm
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12 **Site Visit:** The group, including members of the Plainfield Zoning Board met at the elementary
13 school to view the proposed location for the 137kw ground mounted solar array. Facility Manager
14 Bill Knight and Terry Donahue walked the group through the proposal. Six rows of panels,
15 approximately 150' long are planned for the wooded area between the trail head access and the
16 waster water plan drive. The site was chosen as a compromise, the original proposal called for
17 the array to be in the portion of the field adjacent to the groomer shed and trail head kiosk.
18

19 Bill explained the planned tree removal and site grading to be done. Several questions arose about
20 wetlands in the area. Tree removal should not significantly open up the view to the waste water
21 treatment plant. Currently, the treatment plant is not visible from the school access drive.
22

23 The group moved up to the Meriden Town Hall. The Planning Board sat through the ZBA review.
24 Note: In an effort to assist the school district the Zoning and Planning Boards both agreed to hold
25 hearings on the project the same evening.
26

27 Terry Donahue, Norwich Technologies, took the assembled group through the entire proposal.
28 The 137kw array will include six rows of panels, all wiring will be underground. Development of
29 the site will include tree removal, site grading, and assembly of the panels. A visual analysis has
30 been completed. The panels will likely be partially visible from three houses and will be entirely
31 visible from the PES driveway (School Street).
32

33 Terry explained that all wiring and equipment shall be UL approved and should pose no danger to
34 the public. The contract with the school calls for a fence, but that could be waived. If a fence is
35 not used, wire mesh- scrim will be used to keep people away from the electrical components
36 located on the back of the array panels. The useful life of the array is more than 20 years.
37

38 Kate Whybrow and Chris Foreman of the school board explained the process that the school
39 board has followed in approving the use of the PES campus for this project. They held three
40 public hearings, sent a mailing to the entire town and based on input from staff about any safety
41 risks associated with the array decided to move forward with the project. Whether the town buys
42 the array in the future is a separate decision. The array produces approximately the same amount
43 of electricity as the school uses in a year.
44

45 There being no public or abutters wishing to be heard, the public hearing was closed and the
46 board found the application to be sufficient to move forward.
47

48 Having just sat through the ZBA work on the case, the Planning Board focused its efforts on the
49 site details, particularly whether or not wetlands were present on the site. It was unclear to the
50 board whether or not a wetland permit was needed for the land conversion portion of the project.
51 The board determined that a wetland delineation by a certified soil scientist was necessary. If

1 wetlands are present, is the disturbance to them significant enough to require a NHDES wetland
2 bureau permit.

3

4 Like the Zoning Board, the Planning Board left the issue of fencing to the School Board. The
5 current contract for the site calls for fencing a waiver by the School Board is necessary to not
6 fence the project.

7

8 A motion to approve the site plan, conditioned on the receipt of a wetland delineation by a soil
9 scientist for the array was made, seconded and voted in the affirmative.

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11 The meeting adjourned at 9:15pm. The Planning Board's next meeting will be July 17th.

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15 Stephen Halleran

Jane Stephenson, Chair

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1 draft
2 **MINUTES OF THE PLAINFIELD PLANNING BOARD**
3 **Meeting Monday August 7th 2017**
4 **Meriden Town Hall**
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6 Members Present: Jane Stephenson, Chair Elise Angelillo
7 Douglas Gest Jeff Allbright
8 Mike Sutherland Judy Belyea
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11 The Meeting opened at 7:00 pm.
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14 **Lundy's Lawn Care Site Plan Review:** Chairwoman Stephenson opened the hearing by reading
15 the posted notice. The use was approved in May by the Zoning Board, case 17-02. Patrick
16 Lundrigan explained that his company employees about five people and performs lawn care and
17 landscaping services as well as snow removal services. The business has outgrown his home,
18 located just up the road. The 4 acre vacant lot purchased from Larry Greenwood will be
19 developed to include a 250' long driveway with a cleared area approximately one acre in size. A
20 40'x 60' steel shop building will be constructed on the site. A vegetative buffer will be
21 maintained around the perimeter of the lot. This buffer may have to be added to on the south side
22 to provide some additional screening for the Guerin property. All lighting will be night sky
23 compliant. Bulk product like mulch and salt will be stored on the site in properly constructed
24 bunkers. Planning Board member Mike Sutherland provided a copy of the State of New
25 Hampshire's best management practices for salt storage facilities. At this time no sign is
26 proposed for the street, however one might be added in the future. The NH DOT has approved an
27 amendment to the driveway permit from residential use to commercial use.
28

29 Abutter Susan Spencer did not speak against the application but asked the Planning Board to
30 condition its approval so as to minimize the impact of a commercial use in a residential neighbor.
31 The vegetative buffer and the lack of a business sign were things Susan supported.
32

33 There being no one else wishing to speak a motion to approve the application was made,
34 seconded and voted in the affirmative. The board's approval was conditioned upon the following:

- 35 1) Salt storage bin to be constructed as depicted in the DES best management practices
36 bulletin.
37 2) All outside lighting to be dark sky compliant
38 3) A vegetative buffer around the perimeter of the lot is to be maintained.
39 4) Site grading is to be done to provide sheet drainage from the parking area before run off
40 enters either of the two drainage courses on the lot.
41

42 **Mt. Valley Treatment Center:** Chairwoman Jane Stephen opened the public hearing by reading
43 the posted notice. The use received ZBA approval in July, case 17-07. In summary, Mt. Valley
44 Treatment Center is a not for profit organization in Pike NH located on the campus of the Upper
45 Valley Stewardship Center. Mt Valley is affiliated with an organization that operates several
46 adolescent treatment facilities. The program includes up to 24 enrollees, boys and girl (13-20
47 years old) who spend 60-90 days at the treatment center working on their anxiety disorders. The
48 admissions process is stringent and does not accept those with either substance abuse problems or
49 a history of criminal activity. The organization is registered as an adolescent health provider that is
50 licensed by the state of New Hampshire. Approximately 30 employees work at the facility. The
51 application seeks to relocate the Mt. Valley operation from Pike to Plainfield, utilizing the former

1 Home Hill Inn property on River Road consisting of 25 acres. Attorney Brad Atwood explained
2 that very few changes are planned for the site. A new employee parking lot will be established
3 adjacent to the field and on the right of the existing access driveway. The Inn itself and various
4 outbuildings will receive some renovations but basically will not be changed significantly. The
5 existing pool will be filled in and converted to a garden. A new sign is being developed and will
6 look similar to the former Inn's sign. The Inn is served by three modern septic system all
7 approved the NH DES. The design loading for those systems exceeds Mt. Valley's needs.
8 Randall Mudge and Associates out of Hanover is performing a life safety code review of the
9 facility. The Inn is already alarmed and sprinkled. Board members reviewed the various
10 submittals and plans, noting that the parking lot design would need to be reviewed by the board.
11 A motion to approve the site plan, subject to receipt of the parking lot plans was made seconded
12 and voted in the affirmative.

13
14 The Planning Board also signed off on a voluntary lot merger. Pursuant to RSA 674:39 tax map
15 238 lots 8 & 9 will be merged back into a single parcel for zoning and assessing purposes.

16
17 **Other Business:** The June 5th and June 12th were approved as amended.

18
19 The board's next meeting will be Monday August 21st and will feature two more site plan
20 reviews.

21
22 Stephen Halleran

Jane Stephenson, Chair

23