

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

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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 21<sup>st</sup>.  
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13 The November 21<sup>st</sup> 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.  
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 20<sup>th</sup>.  
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26 The meeting adjourned at 8:15pm.  
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30 Stephen Halleran

Jane Stephenson, Chair

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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  
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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 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 5<sup>th</sup>  
10 meeting to meet with Harold “Dewey” Jones to discuss the Meriden Village Study Committees  
11 planned work for 2017.

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13       The meeting adjourned at 9:00pm.

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16       Stephen Halleran

Jane Stephenson, Chair







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 17<sup>th</sup>.

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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**

5  
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 5<sup>th</sup> and June 12<sup>th</sup> were approved as amended.

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

21  
22 Stephen Halleran

Jane Stephenson, Chair

1 draft  
2 **MINUTES OF THE PLAINFIELD PLANNING BOARD**  
3 **Meeting Monday August 21st 2017**  
4 **Meriden Town Hall**

5  
6 Members Present: Jane Stephenson, Chair Elise Angelillo  
7 Jeff Allbright Mike Sutherland  
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10 The Meeting opened at 7:00 pm.

11  
12 **Brite Lite Electric Site Plan Review:** Chairman Stephenson opened the public hearing.  
13 Applicant Mat Smith explained that they wish to establish their electrical contractor  
14 business at property located at #1214 Route 12A (formerly G&S Trucking) tax map 256  
15 lot 12 in Plainfield Village. The company employees eight (8) people including the  
16 owners on a year round basis. The property will be used as a home base for the company  
17 which does nearly all of its work out on job sites. Little if any retail or customer traffic is  
18 anticipated. Employees will arrive in the morning, load vehicles and leave for the day,  
19 returning at night. Brite Lite trucks are pick up truck sized vehicles. The company owns a  
20 small bucket truck on a ¾ ton truck. Hours of operation are Monday-Saturday 5am to  
21 6pm. Once or twice per week freight companies will make delivery to the yard. Initial  
22 plans are to clean up the site of debris, do some maintenance to the building, and add a  
23 sign to the front. No new buildings are planned at this time. The use was approved by the  
24 ZBA last week, case 17-07.

25  
26 Chairman Stephenson asked for abutter comments. Cheryl Grabe and Helen Koehler both  
27 spoke in favor of the application noting the proposed use seems less intensive than some  
28 of the previous uses the property has been put to. Historically, the building has been used  
29 as a car sales business, heavy truck body fabrications, dumpster sales and a head quarters  
30 for a small rubbish removal business. The Gallagher Family has owned the property since  
31 the 1970's.

32  
33 There being no further comments the public hearing was closed.  
34

35 In reviewing the plans the board determined that parking was more than adequate, lot  
36 coverage was not an issue and that in general the building as currently configured was  
37 well suited for the proposed use. Mat Smith indicated that he would bring forward  
38 additional details for their sign; however, all lighting including the sign would be dark  
39 sky compliant. Two dumpster are likely and will be located behind the building. Storage  
40 of electrical equipment will be either inside or behind the building as well.

41  
42 A motion to approve the site plan was made and seconded. Discussion focused in  
43 support for the efforts of the new owners to bring some renewal to the building and its  
44 grounds. The approval motion was voted in the affirmative 4 to 0.

45  
46 **Other Business:** The Board reviewed some traffic data for the Main Street Route 120  
47 intersection. The data was compiled by the our RPC as part of an effort to determine if a

1 pedestrian crossing device is needed. The result of that work was that there are not  
2 enough pedestrian crossings to warrant a device. About 1,400 cars a day travel on Route  
3 120. Some 600 a day travel on Main Street, 200 a day on Bean Road.

4  
5 The board began its review of possible ADU ordinance changes. The changes are  
6 necessary to keep the ordinance in line with the state's adoption of 674:72 the Accessory  
7 Dwelling Unit statute.

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9 The meeting adjourned at 8:15pm. The group's next meeting will be Monday September  
10 18<sup>th</sup>.

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13 Stephen Halleran

Jane Stephenson, Chair

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**MINUTES OF THE PLAINFIELD PLANNING BOARD**  
**Meeting Monday September 18th 2017**  
**Meriden Town Hall**

Members Present:                   Mike Sutherland, Vice Chair    Elise Angelillo  
  Judy Belyea                               Stephen Hallerna, Alt

The Meeting opened at 7:00 pm.

Mike Sutherland called the meeting to order. As several members are away for the meeting, Stephen Halleran will use his appointed position as alternate to the PB to reach a quorum.

**Mt Valley Treatment Center follow up:** David Chabot and Carl Lovejoy representing the Mt. Valley Treatment Center met with the Board to follow up on their parking lot design, see site plan review August 7<sup>th</sup> meeting minutes. Rather than develop one 24 space employee lot, the treatment center is proposing two smaller employee lots on the campus. Both to be located near the cottage building see plan, away from the existing main entrance parking which will be reserved for parents and guests. One lot will fit 5 cars the other 19. A motion to accept the parking plan was made seconded and voted in the affirmative.

David Chabot next explained that there is a need for a small 24x30 addition to the carriage house to meet their staffing office space needs. The addition is not for more beds. The carriage house is located behind and to the north of the main inn and is far from all abutting residences. David Chabot requested a waiver of site plan review for this modest addition. The board deliberated the request and given the size of the Home Hill property, number of existing buildings the board felt that this addition was incidental to the campus and would not change the outcome of the previous site approved site plan. A motion to approve the waive request was made, seconded and voted in the affirmative.

**Bart Industries:** Applicant Robert Baylon explained that Bart Industries is a small company in Bellows Falls Vt the proposal is to develop a 3,500 sq ft warehouse on the property for the storage and distribution of dry foods. No refrigeration is necessary so there are no compressors or extensive mechanical systems running outside the building. These facilities work in the following manner: Around mid day a tractor trailer brings the bulk food into the warehouse. Each morning six delivery leave for the day around 6:30am, returning late in the afternoon the trucks are reloaded and parked for the night until the next morning. No employees work in the building during the day. There is a small office for the district manager to do paperwork. The facility will have a well and a septic system. The grounds will be landscaped and screened from neighbors; all outside lighting will be either be motion sensitive or dark sky compliant. In regard to landscaping shrubs are planned for along Route 12A with evergreen hedge screens along the Troy Hall and Amy Franklin common lines. The applicant is willing to work with all abutters to make modest changes to the landscape plan if that will improve the facility from their view point. Chairman Sutherland drilled down on the dark sky complaint lighting requirement, noting that many steel buildings come with what is reported to be dark sky lights, but in fact they are not. True cut off fixtures stop all side light. The applicant was provided a schematic which showed dark sky complaint fixtures. Mr. Baylon indicated he

1 would make sure a complaint fixture was used. All lighting will be on the building, not  
2 post lights are planned for the facility. The possible use of LED lights, which can be  
3 softer to the eye, was discussed as well. No sign is planned for the facility. There is no  
4 retail traffic at the facility. Paul Franklin asked the applicant to do all that he could to  
5 preserve the Route 12A transition from Lebanon into Plainfield. While there is some  
6 commercial development along the road in Plainfield, much of the area is agricultural  
7 farms, residential uses and forest land. Planting some evergreen trees around the building  
8 was suggested as one way to soften the impact of the butler style building and to assist  
9 with the view from abutter Karen Aldrich's house which sits up on a knoll across from  
10 the new use.

11  
12 Aside from the development of the 70'x50' single story warehouse, and a half acre  
13 parking lot driveway the rest of the 3.5 acres will be planted in grass landscaped and  
14 mowed regularly. Lot coverage for the project is calculated at 19%. The NHDOT is  
15 currently reviewing the driveway access, but a single access in the middle of the property  
16 is proposed, eliminating the two existing curb cuts from previous uses. The hope is to use  
17 the existing well, which as tested as potable water in the past. If necessary a new well  
18 will be drilled. A beige colored building is proposed.

19  
20 Abutters asked that the screening be enhanced over what has been proposed, Amy  
21 Franklin noted that the applicant has been in touch with her and she is willing to work  
22 with them on screening options. She encouraged them to employ security cameras at the  
23 facility. In its current state the property gets more late activity than would seem  
24 necessary for a vacant lot.

25  
26 Abutter Karen Aldrich spoke in favor of having some additional screening around the  
27 building to soften the view from her house.

28  
29 There being no other questions or concerns a motion was made to approve the site plan  
30 subject to the following conditions:

- 31 1) All building lighting will be building mounted and dark sky compliant fixtures. The  
32 specification sheets for the fixtures will become part of the file.
- 33 2) Landscaping will be as represented on the plan and to include the suggestions made by  
34 abutters. Any necessary arbitration of the final plan will be handled by the town's Zoning  
35 Administrator.
- 36 3) Receipt of a NHDOT driveway permit.
- 37 4) Receipt of an approved NHDES septic plan.

38  
39 The motion was seconded and voted in the affirmative

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41 The meeting adjourned at 8:15pm.

42  
43  
44 Stephen Halleran

Mike Sutherland, Vice Chair

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