



Plaistow First Committee

145 Main Street, Plaistow, New Hampshire 03865

Tel: 603-382-7371, Ext. 14 Fax: 603-382-7183

MINUTES

PLAISTOW FIRST COMMITTEE MINUTES

October 13, 2010

Bob Harb Called the Meeting to Order at 3:37 p.m.

I. ROLL CALL

Committee Members Present were: Bob Harb, Tim Moore, Robert Gray, Charles Lanza, John Sherman and Dick Latham. Dave Hansbury and Paul Sickel were **excused**.

Absent: George Melvin

Present for Staff: Leigh Komornick, Sean Fitzgerald and Mike Dorman

PLEDGE OF ALLEGIANCE – All stood and made a Pledge of Allegiance to the flag.

APPOINTMENT OF RECORDING SECRETARY

★Bob Harb moved, second by Mike Dorman, to appoint Leigh Komornick as recording secretary. The vote was unanimous.

II. REVIEW OF SUB-COMMITTEE REPORTS & TASKS

For information purposes, the following is a list of the subcommittees, persons assigned to them, and their purpose:

Needs Subcommittee includes **Bob Harb, Bob Gray and George Melvin**. Their purpose is to create a needs list of property and buildings after reviewing the Master Plan and interviewing the Board of Selectmen, Town Manager, Town Department Heads, Fire, Police, and any else the Subcommittee deems they wish to interview. This discussion should include water and conservation issues (to be more particular defined by the Selectmen shortly in response to a request from this Committee).

Use (Usage) Subcommittee includes **John Sherman, Dick Latham and Charlie Lanza**. To review how Town property is presently being used and to recommend properties that should be used differently.

Disposition Committee includes Tim Moore, Dave Hansbury and Paul Sickel. Their purpose is to report on suggested properties that should be disposed of /sold by the Town;

Acquisition Subcommittee includes all members of the Plaistow First Committee. The purpose of this subcommittee is to report on properties the Town should consider acquiring and/or a plan for future Town acquisition of properties.

As staff support to all of the subcommittees, Resource Assignments will be carried out by Leigh Komornick, Mike Dorman & Sean Fitzgerald.

Bob Harb noted that work had been progressing on behalf of the various subcommittees. He noted that he had received a report from Leigh Komornick on the Town Forest. It indicates which parcels are officially designated based upon the Town Meeting vote at the March 2000 meeting.

John Sherman spoke about the Usage Subcommittee which is made up of Charlie Lanza, Dick Latham, and John Sherman. He referenced a spreadsheet he had distributed along with a memorandum which was developed based on the outcome of the meeting they had. It summarizes the Town owned properties based upon the following:

- 1) Town Owned Properties Currently in Use.
- 2) Town Owned Properties Not in Use.

To assist them with the research process, the subcommittee met with Mike Dorman who assessed them on the status of the lands.

The Usage Subcommittee provided a draft memo to Sean Fitzgerald asking him for his input on the properties as cited in their memo.

Discussion ensued regarding many of the parcels cited in the memo, including Fire Ponds, Pentucket Water Works use of some Town owned land, and the Town Forest.

Bob Harb asked if any kind of vote would be required. John Sherman said that it was not necessary and this memo is informative only.

A lengthy discussion ensued regarding the establishment of the Town Forest and the procedures utilized by the Conservation Commission to establish a warrant article in 2000 that listed specific parcels that had clear titles. It was agreed that for the next meeting, a brief presentation would be given on the benefit of a Town Forest versus Conservation Land. Bob Harb will work with Sean on this presentation.

John Sherman asked if this Usage Subcommittee would be looking at abutting properties and making recommendations about acquisition. He is concerned that there may be overlap in the work of the subcommittees and he doesn't want it to appear that they are not all coordinated.

Bob Harb replied that all committee members are a part of the Acquisition Subcommittee, and that when all work of the other subcommittees is completed; they can then look at the overall results and make recommendations.

John Sherman went on to explain the breakdown of parcels as listed in the spreadsheet, including the Town owned properties not in use. The "307 Main Street Group" includes the parcels that parcels to the north/east of Main Street. John feels that this property is very valuable and there appear to be options for linking it to the "PARC" fields located on Old County Road. Committee members agree that this area should be looked at when it comes to recommendations on acquisition, etc...

Further discussion on the Usage Subcommittee report included reference to the parcel on West Pine Street that was supposedly purchased for Recreation use but is very wet, a parcel on Massasoit Ave. that actually has frontage and could be a buildable lot, and two parcels that were intended to be for the location of water towers.

Next, Tim Moore presented for the Disposition Committee. He noted that he, Paul Sickel and Dave Hansbury had met and were awaiting a report. Tim noted that he feels there is a "murky" line between acquisition and disposition, but none the less, they reviewed various parcels. He noted that Andy Galloway is interested in gaining an easement across Town owned property off of North Main Street, but feels this could be problematic. Tim also thinks that the zoning for the abutting property in Hampstead should be determined as this would be important to know for future use purposes.

Next, Tim discussed the adoption by the Town of a "RCII" zone (Residential Conservation II) for land east of Main Street and Old County Road that requires that houses be more densely located in order to preserve open space. The idea is that as the parcels are developed, the zoning requires that open space be allocated in a contiguous manner so that there will be one big swath of land remaining for passive recreation uses.

Bob Harb noted that this would be an example of how the final report would include recommendations that the Town either buy or sell from abutting neighbors to create this type of consolidation.

Tim Moore further discussed a fairly large tract of land located off of Harriman Road that was previously being proposed for an elderly housing project, but did not go forward. During the conceptual plan review process, the abutters had all gotten together and submitted a petition to have the Town purchase this land as it has some unique endangered species and other environmentally sensitive issues. Tim did not know for sure if this had gone to a warrant article.

Lastly, Tim Moore noted that he would be seeking the written report from Dave Hansbury to distribute to all committee members.

Next, Bob Gray presented for the Needs Subcommittee. He discussed the ongoing interview he has been conducting with Town officials and the fact that the Library Trustees

meet on Monday nights, the same night he has Selectmen meetings that night. So, he was hoping that one of the other subcommittee members could meet with this group. Tuesday, he is meeting with the Historical Society and next week will meet with the Fire Chief. He has already interviewed the Health Officer and Building Maintenance Supervisor. Once all of the interviews are completed, one report can be generated.

Bob Harb noted that he too still has some interviews to conduct and would be pursuing these in the coming week or so. Bob Harb did note that he had already received input from some Town officials regarding their belief that storage is an issue at the Town Hall. A brief discussion ensued regarding "Management Information Systems."

A Town reservoir was also cited as a need, along with a second floor at the Public Safety Complex. Bob Gray noted that the report from the Needs Subcommittee would also be forthcoming.

III. NEXT MEETING

The next meeting of the Plaistow First Committee will be held on Wednesday, October 27th at 3:30 p.m. on the second floor of the Town Hall.

IV. ADJOURNMENT

Bob Gray motioned, Charlie Lanza seconded, to adjourn the meeting at 4:45 p.m. **SO VOTED.**

Respectfully Submitted,

***Leigh G. Komornick, Town Planner
Plaistow First Committee
Recording Secretary***