



# Town of Plymouth

Planning Board Meeting  
Plymouth Town Hall  
Plymouth, NH 03264

## May 21, 2015

FINAL-Approved June 4, 2015

**MEMBERS PRESENT:** Mike Ahern (Chair) John Kelly, Rebecca Hanson (ConCom Rep), Bill Bolton (Selectman's Rep.), Steve Rhodes, Steve Whitman (Alternate)

**OTHERS PRESENT:** Sharon Penney, Community Planner

**ABSENT/EXCUSED:**

**CALL TO ORDER:** Mr. Steve Rhodes called the meeting to order at 6:30 p.m. Roll call of members was completed.

**GENERAL PUBLIC COMMENTS:**  
None

**ADMINISTRATIVE MATTERS:**

- **Site Plan Review for PID 109-014, construction of a fifth dwelling unit at 174 Main Street within the existing building footprint as a change of use. This parcel is located in the Village Commercial Zone:**
  - Ms. Sharon Penney stated the application is completed and it meets all zoning requirements, which allows up to 6 dwelling units. Last year, the Zoning Board of Adjustment approved a special exception for the use because in the Village Commercial Zone residences are not allowed on street level.
  - Mr. Bolton inquired whether a parking arrangement was made with Plymouth Furniture.
  - Ms. Penney stated the arrangement is permitted only when snow removal occurs.
  - Mr. John Kelly made a motion to accept the application; seconded by Mr. Bolton. All in favor.
  - Mr. Allen Quinney exhibited a parking lot visual layout and another diagram of the proposed apartment, along with the proposed changes. Each bedroom will have new, double hung windows installed to meet

code. He intends to continue renting by the year with a full month security deposit required. He also stated the Chief of the Fire Department said that he did not need to have a sprinkler system in the building.

- Mr. Kelly inquired whether the building has an outside fire escape.
- Mr. Quiney stated the building does have an outside fire escape on the third floor.
- Mr. Rhodes opened the public hearing at 6:40 p.m.
- **In Favor:**
  - Mr. Frank Miller supports the site plan because it complies with the intent of the zoning regulations and use of the property.
  - Mr. Steve Whitman stated his support because the project received approval from the Zoning Board.
  - Mr. Rhodes closed the public hearing at 6:42 p.m.
  - Mr. Mike Ahern made a motion to approve the application; seconded by Mr. Kelly. All in favor.

**CORRESPONDENCE:**

None

**UNFINISHED AND OTHER BUSINESS:**

- Ms. Penney stated that on June 4, 2015 they will meet with Ms. Tara Bamford, the consultant for Master Plan update to finish review of the 2008 Implementation Plan chapter. However, Ms. Penney stated that the Planning Board must decide on a date to have the public visioning session. They decided on either June 16<sup>th</sup> or June 18, 2015 to meet at the Senior Center or the Library.

**PUBLIC COMMENTS:**

**ADJOURNMENT:**

- Mr. Rhodes made a motion to adjourn; motion seconded by Ms. Hanson. All in favor. Meeting adjourned at 6:50 p.m.

PLEASE NOTE:

The public is invited to attend all meetings of the Planning Board. During official public hearings, the public is welcome to speak. For other items the public may speak at the discretion of the chair/board. Files on the applications and items above are available for inspection in the Planning Department in Town Hall, from 8:00 a.m. to 4:30 p.m., Monday through Friday. These applications and items are subject to change prior to final action. Contact the Planning Department if you have questions or comments about these or any related matters or if you have a disability requiring special provisions for your participation at 536-1731 or you can e-mail the Town Planner, Sharon Penney at: [spenney@plymouth-nh.org](mailto:spenney@plymouth-nh.org).

Respectfully Submitted,  
Jaseya Girona