



PLAISTOW PLANNING BOARD MEETING NOTICE AND AGENDA

Date: Wednesday, September 16, 2026 – 6:30 PM
145 Main St – 2nd Floor – Plaistow, NH 03865

1. Roll Call
2. Minutes Review and Approval
3. Public Hearing(s)
 - a. **PB 26-05** - *Continued from March 18 and extended on May 20, June 3, June 17, July 15, and August 19 (to be reviewed concurrently with PB 26-18):* The completeness of an application from Albert Couillard for a lot consolidation and a lot line adjustment to eventually create a residential subdivision. The plan proposes a 12-lot residential subdivision of a parcel, Tax Map 66 Lot 17-002, the subdivision also includes portions of Tax Map 66 Lot 17-000, Tax Map 66 Lot 17-001, and Tax Map 48 Lot 32-003 for a total of 84.42 acres. The application proposes 12 separate residential lots, each supported by its own onsite well and septic and with frontage on a new +/- 1,800' roadway that will access from Hoyt Farm Road. The plan proposed 3 single family lots, 1 duplex, and 8 triplexes. The plan also proposes drainage and related infrastructure. The property owners of record are Luke's Way, LLC, David M. Hoyt, and Haverhill Golf & Country Club, INC. If the application is found to be complete, the Planning Board may immediately conduct the public hearing.
 - b. **PB 26-18** - *Continued from June 17 and extended on July 15 and August 19, 2026:* The completeness of an application from Albert Couillard for a conditional use permit application to fill approximately 1,400 sq ft of wetlands for a new roadway related to a proposed subdivision. The application is being reviewed concurrently with PB 26-05. The property is located at 63 Forrest St, Tax Map 48 Lot 3. The property owner of record is David M. Hoyt. If the application is found to be complete, the Planning Board may immediately conduct the public hearing.
 - c. **PB 26-24** - *Continued from July 15 and August 19, 2026:* The completeness of an application from DSM MB II for review of an amended site plan that proposes renovating the existing shopping center and site improvements including access, parking, lighting, and landscaping. The property is located at 34 Plaistow Rd, Tax Map 25, Lot 5. The applicant is the property owner of record. If the application is found to be complete, the Planning Board may immediately conduct the public hearing.
 - d. **PB 26-31:** The completeness of an application from Kevin McCurley and Lynne Kellermann for review of an amended site plan that proposes a change of use to multifamily residential. The proposal is for an expansion of a nonconforming use to

convert 3 office units to residential. The property is located at 26 Chandler Ave, Tax Map 25, Lot 30 in the MDR Zoning District. The applicants are the property owners of record for the units proposing use change. If the application is found to be complete, the Planning Board may immediately conduct the public hearing.

- e. **PB 26-33:** The completeness of an application from Haider Khan for consideration of a condominium conversion application. The application proposes to convert an existing duplex into a condominium form of ownership. The property is located at 4 Lower Road, Tax Map 17, Lot 35 in the LDR Zoning District. The applicant is the property owner of record. If the application is found to be complete, the Planning Board may immediately conduct the public hearing.

- 4. Conceptual Consultation for Mark Nadler
9 Newton Rd Tax Map 65 Lot 9
- 5. Draft Impact Fee Update Report
Mark Fougere, Fougere Planning and Development
- 6. Old Business
- 7. New Business
- 8. Committee Reports
 - a. CIP/RPC/TAC
 - b. Legislative Tracking
- 9. Communications, Updates, FYIs, and Other Business