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2 **PLAINFIELD PLANNING BOARD**
3 **Meeting Monday May 18th 2026**
4 **Meriden Town Hall/Via Zoom**
5

6 **Members Present**

7 Jane Stephenson Mike Sutherland Ross Wood
8 Elise Angelillo Erik Sutphin
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11 **Others Present**

Stephen Halleran, TA
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13 **Site Plan Review**

14 Hall Apiaries, LLC proposes to begin using a portion of the BART warehouse at 360 Route 12A for retail
15 sales of value-added, honey-bee-related products.
16

17 Chair Jane Stephenson opened the hearing. Troy Hall explained that he and his wife, Patricia, have an
18 agreement to use and eventually own the BART warehouse that sits adjacent to their home. The plan is to
19 utilize most of the 50' x 80' warehouse for bee product processing and equipment storage, but they would
20 like to use approximately 340 square feet of the warehouse for a small retail shop.

21 Except for the addition of a walkway to an existing east-side passage door that will be used to access the
22 shop, there are no plans to change the exterior of the building. No new lighting is proposed. A small
23 wooden 1' x 4' sign on a post near the driveway is proposed. They may add some gardens along the east
24 wall of the warehouse to soften the appearance.
25

26 At the Planning Board's request, Troy will try not to remove any existing landscaping trees to
27 accommodate the sign. The sign will be located outside the State of New Hampshire right-of-way for
28 Route 12A. Store hours will vary, but are anticipated to be approximately three days per week, 12:00 p.m.
29 to 5:00 p.m.
30

31 **Master Plan Update**

32 The Planning Board devoted this meeting to work on the Master Plan update, specifically the
33 Transportation chapter. Halleran will forward the edits and questions to Grace Jackson at the RPC.
34

35 The meeting adjourned at 8:15pm.
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37
38

39 Stephen Halleran

Jane Stephenson, Chair
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