

Planning Board Members Present: Mike Marconi, Peggy Lamson, Tom Bobotas, Cliff Abbott, Chris Cross, Cosmas Iocovozzi, and Jack Pare.

Commencement: Vice Chairman Marconi called the meeting to order at 6:33.

19 Nimble Hill Road: Mr. Aspinwall explained that PSNH was unwilling to install electrical service as per the approved site plan, and that they recommended entering the property approximately 50 feet further west. This route would circumvent the future access to the Spaulding's existing southbound barrel. Cross suggested placing the pole further from Nimble Hill Road so that it would not have to be relocated when the aforementioned access way is aligned with Shattuck Way. Abbott moved to approve Aspinwall's proposal. Iocovozzi seconded. Cross speculated that DOT and PSNH were not communicating with each other as well as they should. Pare stated that both proposals were acceptable. Aspinwall requested that the decision be made within a week so that he would have electricity with which to commence construction. Cross questioned whether it had been necessary to remove as many trees as had been cut. He volunteered to contact DOT. Marconi called for a vote. Abbott, Iocovozzi, Lamson, and Marconi voted in the affirmative. Cross, Pare, and Bobotas voted in the negative. The motion passed.

Proposed Land Use Amendments: Marconi announced that this hearing would be continued until January 25 at 6:30 PM.

Adelman: Cross recused himself. John Chagnon noted that peer review discussions regarding stormwater run-off are on-going. Chagnon presented requests for waivers:

- 1) Chagnon proposed the planting of 28 shrubs in the setback in lieu of 23 2" caliper trees. He stated that they are proposing viburnums. Pare moved to grant the waiver as requested, or as amended by the Conservation Commission. Lamson seconded. All in favor.

- 2) The ordinance requires 167 parking spaces. Chagnon proposed 159. Pare moved to waive the requirement. Abbott seconded. All in favor.

- 3) Chagnon requested a waiver in order to allow minor deviations from the foot-candle values. Pare moved to grant the waiver with the understanding that if a lighting problem developed, the applicant would return to the Planning Board for further review. Bobotas seconded. All in favor.

Cross, speaking from the audience, proposed that CivilWorks' recommendation that traffic mitigation be considered. Cross suggested \$20,000 to be put towards a traffic signal at the intersection of Shattuck and Nimble Hill Road, or alternately \$10,000 toward mass transit. Maconi suggested that the board take these suggestions under advisement, and he announced that the hearing would be continued until January 25 at 6:30 PM.

Marple: Cross re-joined the board. Mr. Marple presented his school bus test that demonstrates no vehicle maneuvering issues at the site. The bus would drop students seven feet from the door. He stated that it should be a very safe situation. He noted receipt of a letter from the Newington Wastewater plant. There will be two to three buses per day, between 8AM and 2:30PM, and he assured the board that there will be no parking problems. Bobotas speculated that car parking might impede bus access. He also indicated a preference for a formal site plan. Pare suggested that the Birchtree site plan as a good example. Cross inquired if the building is sprinklered. Marple replied in the affirmative. Morgan noted that the prospective tenant will soon be evicted by the City of Portsmouth, and that if the Planning Board has objections to the proposed use, fairness would dictate that such objections be raised sooner rather than later. The board asked Marple for a formal site plan, and requested written comments from the Fire Chief and Police Chief. A public hearing will be held on January 25.

Viccaro & Parsons: Ed Sabitini, representing the property owners, requested a second curb cut at 156 Fox Point Road. He is building an in-law apartment. Lamson opposed a second curb cut. Cross asked if the applicant would provide an easement to allow the Town to maintain the drainage ditch that runs along Fox Point Road. Sabatini answered in the affirmative. Pare suggested a single driveway that splits into a Y. Cross suggested a curb cut of 20-foot width. Morgan suggested that 10 feet would be more aesthetically pleasing. Cross moved to grant as per Pare's Y suggestion, and as sketched on the plan, conditioned upon the removal of the old driveway prior to the issuance of a Certificate of Occupancy. Lamson seconded. All in favor.

Minutes of December 14, 2009: Lamson moved to adopt. Abbott seconded. All in favor.

Other Business: Lamson presented a copy of the PDA' annual report. Marconi reported on his January 6 meeting with the Budget Committee regarding directory signs. The meeting went well. They approved \$8,000. The owners of the deRochemont House volunteered to help raise funds. The Town should insure the signs.

Adjournment: Cross moved to adjourn. Abbott seconded. All in favor. The meeting adjourned at 8:35 PM

T. Morgan
Sec'y