

Planning board Members Present: Denis Hebert, Michael Marconi, Cliff Abbott, Jack Pare, Tom Bobotas, Peggy Lamson

Also Present: Town Planner Tom Morgan

Chairman Hebert opened the meeting at 6:32 p.m.

Preliminary Discussions

Pizzeria Uno Property.

Tom Morgan indicated this item was mistakenly omitted from the agenda as he was in the process of moving his office. Chairman Hebert stated that no vote would be taken on the item and that it was a preliminary discussion only.

Attorney Tom Watson along with veterinarian Dr. Garrett, presented a proposed plan done by Mindrift LLC to convert the existing Pizzeria Uno Property into an Emergency Veterinary Clinic. Atty. Watson indicated that the ZBA had granted the restaurant a variance for non conforming use in 2001 or 2002. They will be asking for a change of use permit. The proposal does not add on to the building or reconfigure any existing parking. The parking is more than adequate. An MRI trailer unit will be parked in the back parking area. Dr. Garrett stated that the facility will be an emergency veterinary clinic and cancer treatment center.

Marconi asked if there would be a crematory on site. Dr. Garrett stated that this service would be done by Nip & Tuck off site, not at the facility.

Morgan asked if the property would be purchased or leased. Dr. Garrett indicated it would be purchased.

Marconi stated that Article 10.5 requires a permit for the trailer and coordination with the Fire Chief.

Bobotas asked about the dimensions of the trailer and the possibility of making it part of the building. Chairman Hebert stated that the board would need to see plans detailing the dimension of the trailer and exactly where it would be placed.

Pare inquired about signage and suggested there be a sign next to the proper entrance as there is confusion when turning on Shattuck Way as to which turn to use to enter the property.

Abbott suggested there be a sign at Piscataqua/Shattuck Way listing all businesses.

Chairman Hebert stated the proposed plan would be a good use of the property and suggested the applicants return with a their final proposal of the project.

United Oil Recovery – proposal to install and office trailer at 410 Shattuck Way

Brian Abely of United Oil Recovery explained that currently they have 2 small trailers and an office building on the property. The proposal is to add another double wide trailer 24 x 60 which will have one bathroom.

Morgan indicated that wastewater was fine with the proposal.

Lamson stated they have met the criteria with the fire chief, wastewater, etc, but she would like to see some plantings, and a general cleanup of the area.

Marconi asked if the wheels would be removed from the trailer and if there would be skirting around the trailer. Mr. Abely replied there could be skirting, but he wasn't sure about the wheels being removed.

Mr. Abely indicated he could do come cleanup and some plantings for screening, but not near the street as there are wetlands issues.

Chairman Hebert said the lighting ordinance has changed and the board is addressing lighting issues with applicants as they occur. The lights on the property need to be shielded as they are creating glare.

Chairman Hebert suggested the applicant return to the March 10th meeting with a complete set of plans addressing the issues discussed.

Kelly Davis, Sumner Davis Architects– Development of Nimble Spaulding Properties – 521 Shattuck Way.

Kelly Davis presented a plan showing the parcels that exist on either side of Shattuck Way. The upper portion is in the office zone, and the lower portion is in both the office and a small portion in the residential area. They would like to subdivide the property. Mr. Davis explained the proposal is for a warehouse flex space on both parcels with warehouse space below and office space above. There are existing Right of Ways on the property which have yet to be fully explored

Mr. Adelman, an investor in the property, stated that the property is quite visible from the Spaulding turnpike and is the first thing you see of Newington. It's a good opportunity for a nice project. He would like to build first on the lower lot as he is looking for a space to relocate his business, Tradewings, from its current location on the Pease Tradeport.

Lamson indicated she should recuse herself from discussions regarding the Tradeport as she is on the board. Chairman Hebert stated it was not necessary as this is only a preliminary discussion.

Mr. Davis stated they may be looking for relief from the required 75' buffer in order to move the building closer to Shattuck Way to create more of a buffer with the residential area.

Discussion of the small residential parcel and possibility of subdividing that parcel. Chairman Hebert stated he would not be in favor of subdividing to create a non conforming residential lot. He suggested the possibility of donating or giving a conservation easement to the Town.

Chairman Hebert suggested the first step would be the subdivision request. He suggested applicant return to the board with a proposed subdivision and a better understanding the the ROW issues and proposed buildings.

Minutes of January 28, 2008

The minutes will be addressed at the March 10th meeting.

Other.

Abbott brought up the issue of having a sign on Piscataqua/Shattuck Way listing all the businesses. Chairman Hebert stated that the businesses would have to pay for the sign.

Marconi brought a copy of the updated Shoreline Protection Act Regulations which go into effect on April 1, 2008.

Bobotas asked Chairman Hebert to advise the board of the next topic for the Master Plan discussions. Chairman Hebert stated the remaining discussions regarding the Master Plan will be about future land use.

Pending Business:

- A) Signs in the Residential District and Other.
- B) One building per lot in the Office & Industrial Districts
- C) Restaurants
- D) Connecting to utilities
- E) Class VI Roadways
- F) Architectural Design Review Guidelines
- G) Parking

Lamson made a motion to adjourn, Marconi seconded, all in favor – motion carries.

Meeting adjourned at 9:00 pm
Respectfully submitted,
Melia Michaud
Recording Secretary