

Present: Marlon Frink, Denis Hebert, Barbara Hill, Larry Upson, Jim Leger, Planner Tom Morgan.

Meeting was opened at 7:05 p.m.

Minutes of previous meetings (12/11 - 1/8 - 1/29) could not be accepted as a quorum of those present was not available.

Some name corrections were made to the minutes of 1/29 and corrected minutes placed on file.

**Correspondence:**

Informational reports on the issue of the State Property Tax.

**Public Hearings:**

Proposal by Robert Allard for a two lot Subdivision at 40 Old Dover Road

Plan was reviewed - Denis Hebert described the proposal and stated that this subdivision is necessary to accommodate the proposed industrial roadway, that a variance has been granted by the Board of Adjustment for an undersized lot. The subdivision now requires the approval of the Planning Board in order for it to be accepted by the Register of Deeds.

There being no further comments the Public Hearing was closed and Board returned to regular meeting.

It was moved by Barbara Hill, seconded by Larry Upson and voted unanimously to approve the subdivision as presented.

In discussion on the motion Marlon Frink asked if there would be any other undersized lots created by construction of the Industrial Road - was advised that some lots would be subdivided but no undersized lots created.

**New Business:**

A. Proposed expansion to Custom Pools, River Road.

Board reviewed proposal and noted that the expansion would encroach into the front yard setback and therefore this Board could not accept application for site review without a variance being granted by the Board of Adjustment.

B. Outback Steakhouse - Star Center

Board reviewed preliminary plans and heard description of the proposed 6,300 sf restaurant business including hours of operation, number and type of signs, etc.

Applicant was advised that parking could be an issue and Board will be looking at previous approvals for this site before making any decisions about adequate parking. Exterior lighting is also a concern and applicant was asked to review town's requirements/standards.

Board concluded that the proposal has merit and voted unanimously on a motion by Larry Upson, seconded by Jim Leger, to hold a Public Hearing on this application on March 12, 01 at 7:00 p.m. In the meantime the Board asked that the plans be reviewed and approved by the Fire Chief.

C. Proposed expansion at Great Bay Marine.

Sandy Hislop, representing Great Bay Marine, presented plans

Marlon Frink stated that there is a matter of building an enclosure around the entrance to the café which is not part of this application but he would highly recommend that it be done.

Location of present septic systems and location of updated systems was discussed. Noted that proposal will greatly improve the sites waste disposal.

Board asked that location of holding tanks and leach fields be shown on the site plan and also, a plan of the entire site will be required.

It was voted unanimously on a motion by Larry Upson, seconded by Jim Leger, to hold a Public Hearing on this proposal on March 12. 01 at 7:00 pm.

In the meantime the applicant must consult the Conservation Commission for their approval.

**Other Business:**

Board signed the 'as built' plan of Mott Cove as approved at the last meeting. There are some easement issues which will be addressed by the Board of Selectmen. Tom Morgan was asked to be sure the required computer software was received before releasing the signed plan to the developer.

For informational purposes - Tom Morgan advised that the Wildlife Refuge office, presently at the Old Town Hall, will be moving to a new site on the Pease Tradeport. As this will a Federally owned property there will be no site review and the Planning Board will have no jurisdiction.

Dumpling Cove 'as built' plan was reviewed and Board questioned if the utility conduits are properly shown. Also, some main conduits appear to be located on private property and town will require easements to protect the other property owners.

Plan will be returned for amendments.

Nimble Hill bike path.

Tom Morgan reported that AT&T wish to lay fibre optic cable to serve the Pease Tradeport and cannot get permit from State Highway to parallel the turnpike so are suggesting laying cable along Nimble Hill Road to Fox Point Road to Pease. AT&T have offered to build a bike path along the route during installation.

Board discussed the State proposal to reconstruct the intersection between Nimble Hill Rd and the Spaulding Turnpike and the Board's concerns with the volume of heavy duty tractor trailers using the proposed access.

It was agreed to hold a work session on February 26 at 7:00 p.m.

Meeting was adjourned at 9:00 p.m.

Pat Main (transcribed from tape)