

Present: Marlon Frink, Jim Leger, Barbara Hill, Larry Upson, Cosmas Iocovozzi, Planner Tom Morgan.

Meeting was opened at 7:08 p.m.

Correspondence:

Letter from Edwards & Kelsey re: Review of Industrial Road phases 2 & 3.

Memo to Selectmen dated 2/20/01 re: P.B. approval of the layout petition.

Memo to NH DES from Conservation Commission re: the Commissions approval of fill application for the Industrial Rd submitted by Meridian.

Memo to NH DES from Conservation Commission re: Commissions approval of fill application for Allards Moving & Storage.

Curb-Cut Application

Rachlin Company, Patterson Lane -

Prior to review of this proposal, Marlon Frink stated that although he and Larry Upson had not actively participated in the process of planning the Industrial Corridor Road, they have monitored the process closely and he wished to commend the rest of the Board for their hard work and diligence in bringing it to this point.

Gerry Gagne of Meridian Land Services, representing the owner, presented a plan showing proposed access from the Rachlin site onto the Industrial Corridor Road. It was noted that the actual area of curb cut is not fixed, however it will be to the rear of the present building. Mr Gagne stated that there are no plans to change the building however, the owner would like to retain the option to access the new road and provide more parking in the rear. Plan also takes into account a 13' strip of land parallel to the new road - future ownership of this strip is not determined.

Board questioned the number and location of parking places shown on the plan - noted that there is some encroachment into the required setback and advised that the Planning Board could not act on this plan without a variance from the Board of Adjustment. Board also noted that there appears to be no impact on this lot from construction of the Industrial Corridor Road. Board proceeded to discuss the merits of a curb cut onto the new road and voted on a motion by Cosmas Iocovozzi, seconded by Barbara Hill, to notify the owner, in a letter to be signed by Denis Hebert, that the Planning Board will support a curb cut onto the Industrial Corridor Road providing the parking is either brought into compliance with the ordinance or a variance is granted. Also on condition that a portion of the present access from Patterson Lane is reduced in length and a fifteen foot deep green strip along Patterson Lane is established. Denis Hebert noted that any support at this time is to facilitate the existing business any change would require further review and approval.

Minutes of Previous Meetings:

Minutes of meeting held December 11, 00, were accepted on a motion by Barbara Hill, seconded by Larry Upson.

Minutes of meeting held January 8, 01, were accepted on a motion by Jim Leger, seconded by Cosmas Iocovozzi...

Minutes of 1/29/01, were amended to show that those present voted unanimously to approve the Conditional Highway Layout Petition over land owned by Public Service Co of N H, in the vicinity of Patterson Lane as detailed on the Meridian Land Services Plan dated February 12, 1999, revision "W". Minutes, as amended, were accepted on a motion by Barbara Hill, seconded by Cosmas Iocovozzi.

New Business:

Review and Comment on Construction Plans for the Proposed Industrial Rd Corridor Phases II and III.

Marlon Frink and Larry Upson stepped down and left the meeting. Vice Chair Denis Hebert took the Chair.

Gerry Gagne presented plans and Denis Hebert asked that he give an overview of the proposal and which issues had been resolved and which are yet to be resolved.

Mr Gagne proceeded, advising that some issues do need to be completed. There are a couple of property owners that Meridian is still waiting for comments from.. Changes as requested by the Board, Fire Chief or landowners have been incorporated. Water and Sewer line routes were described.

Noted that the proposed oil line between Sprague and the new power plant does not show on this plan as Sprague will construct this. However it is likely that construction could be incorporated into the road construction.

Phase I, will could commence within three or four months. There is no estimate for phases II and III to begin as there is still some mitigation to lessen wetlands impact that needs to be worked out.

Board was advised that the Fire Chief had requested a 4" conduit for future communication lines. Denis suggested that 2" should be sufficient - he will discuss with the Chief.

Re: water service - the City of Portsmouth has been consulted.

Board was advised that The McGuire Group would be writing the Specifications for the construction. Denis Hebert cautioned that there should be no changes to any approved plans without first consulting the Planning Board. Also, Edwards & Kelsey will need all the information necessary to work out the Bonding requirements.

Rob Prudholm of Edwards & Kelsey was present to go over Edwards & Kelsey's technical review and comments. Mr Gagne had stated that Mr Prudholm had not seen the plan presented at this meeting.

A written list of Edwards & Kelsey's comments was given to the Board.

In conclusion it was agreed that some matters, including necessary easements and the Tycom driveway, need to be resolved and Board agreed to continue this review at the March 12, 01 meeting.

The meeting was adjourned at 8:40 on a motion by Cosmas Iocovozzi, seconded by Jim Leger.

Pat Main
Secretary