

Present: Sandy Hislop, Larry Upson, Barbara Hill, John Frink, Chris Cross, Cosmas Iocovozzi,
Planner Tom Morgan

Absent: Marlon Frink, Denis Hebert, Peggy Lamson.

Meeting was opened by Vice Chair Sandy Hislop at 7:02 p.m.

Minutes of Previous Meeting:

Minutes of meeting held 2/11/02, were corrected to show that John Frink did not state that there were condo's in Town but that he recalls that in the past there have been applications for condo conversions which were denied and had not included any site review.

Also corrected to add that Chris Cross stated that the DOT (re exit 4) is willing to go beyond the town's proposal.

Minutes of meeting, as corrected, were accepted on a motion by Barbara Hill, seconded by Larry Upson..

Correspondence:

Letter dated 2/19/02, from resident Roberta Thomas, Newington Rd complaining about night time aircraft noise from the Tradeport.

Copy of letter dated 2/12/02, from Atty Malcolm McNeill to PDA re: various issues including noise and the town forest.

Copy of Protest Petition to Selectmen from property owners within the Town Office zone - protesting the proposed amendment to Article V, Section 2B which would limit the number of restaurants within the Office Zone.

Copy of letter dated 2/26/02, from BOS & Conservation Commission to Walmart advising that a landscape maintenance plan is required and this cannot be waived.

Copy of letter from Conservation Commission to Clotilde Straus expressing appreciation for all her assistance over the years in their various projects. The Commission plans to plant a tree, come spring, in her honor.

Copy of letter dated 3/9/02, from Conservation Commission to the Wetlands Board stating that they will not object to a float and ramp at 4 Brickyard Way.

Old Business:

A) Minor revisions to Kohl's site plan -

Chris Cross had observed that a portion of the site work near Sullivan Tire was not in accordance with the approved site plan. Tom Murphy, Holden Engineers, stated that he had checked the area and found the oversight and it will be corrected. It is hoped that the correction can be made prior to the opening of the store however it cannot be done until the asphalt plants are opened in the spring. Also, in looking at the area, and for safety reasons, it was agreed to plant some bushes to better define the travel area.

The Board agreed that a letter of intent from Kohl's to fix the oversight would be sufficient and not hold up the work.

B) Clarify Outback Steakhouse site plan -

Area Manager Don Leper, representing Outback, presented plan and addressed the area of the site where the dumpster would be located. Board was initially concerned that the dump trucks would need to back into the location and possibly cause a hazard by blocking off the roadway. In review it was determined that the dump trucks are front loaders, would pull straight up to the dumpster and therefore should not be a problem.

Board also determined that this is a minor change to the plan and on a motion by Larry Upson, seconded by Barbara Hill, voted to approve the dumpster location and signed the amended plan.

Preliminary Discussions:

A) Proposal for Lot Line Adjustment by Mo & Esther Wong, River Road

Cohen Cartier, representing the Wong's, presented a plan and advised that the Asia Restaurant is presently using a portion of a residential lot for parking and they wish to adjust the lot line to transfer that portion to the commercial lot.

A variance from the BOA was required as the transfer will decrease an already non-conforming residential lot. The BOA granted the variance on 2/4/02.

On a motion by Cosmas Iocovozzi, seconded by Larry Upson, it was voted to send this proposal to Public Hearing at the April 8, 02 meeting.

B) Proposal for Car Rental at the Isaac Dow House.

William Verge, owner, advised that he was negotiating with a car rental company for space at the Isaac Dow House, previously used by attorneys.

Mr Verge estimated that 8 to 10 cars would be parked. Parking lot is presently unmarked and will be marked and 10 spaces would be assigned to the rental agency.

Board checked the parking ordinance and determined that the Isaac Dow House has adequate parking for this type of business.

John Frink brought up the matter of traffic safety at this property and his concern that a car rental business would drastically increase flow in an already hazardous area. Mr Verge stated that there should be less trips than an attorney's office.

Lighting of the lot was discussed - Mr Verge stated that lighting from the abutting Walmart store is adequate and as the parking lot is close to Woodbury Ave (closer than required) lighting could be obtrusive to traffic.

It was concluded that the car rental would not create any more business than what has been conducted on the site for some time and Larry Upson moved that the Planning Board take no jurisdiction over this proposal. Motion was seconded by Barbara Hill.

Mr Verge stated that all of the details are not worked out and should the proposal change he will return to the Board for approval.

In discussion on the motion John Frink again voiced his concerns about safety, that in his opinion, the lot is non-conforming and the greater use of the parking lot, poor traffic pattern on Woodbury Ave and the proximity of the Walmart access is hazardous.

Building Inspector Charlie Smart was present and was asked his opinion - he stated that in his opinion the car rental could lessen the amount of trips - that attorneys offices can generate a lot of trips per day.

The motion carried John Frink opposed.

As -Built Plans for Recording:

A) Pease Fuel Pipeline off Avery Road

Tom Morgan had been notified that the plan was not ready.

B) Dumpling Cove Road

Selectman Iocovozzi advised that the Selectmen had reviewed all of the concerns on this road, had walked the road and apart from a drainage problem near the entrance (to be corrected), found it satisfactory and voted to accept Dumpling Cove Road as a Town Road. Tom Morgan noted that the Board needs to determine if the as-built plan shows enough detail on utilities for future reference and if so the plan should be signed.

Board signed the as-built plan as presented.

C) Industrial Service Road (underground utilities as built)

Larry Upson stepped down.

Board reviewed and voted on a motion by Chris Cross, seconded by Cosmas Iocovozzi, to have plans reviewed by Edwards & Kelsey for compliance with the approved plans. Board will hold off signing until they receive certification from Edwards & Kelsey.

Larry Upson returned to the table.

Other Business:

Tom Morgan distributed reports/correspondence regarding the Pease Development Authority business at the State Pier in Portsmouth which threatens local companies by competing with private companies along the Piscataqua River. Noted that Granite State Minerals, Gosling Rd, has received a variance from the BOA to allow salt to be shipped to their site on condition that salt be delivered to the site exclusively by rail.

Board reviewed a draft of a letter to the PDA Chairman, William Bartlett, requesting that the PDA hold a Public Hearing to allow public input on the PDA's policies at the State Pier.

On a motion by Larry Upson, seconded by Barbara Hill it was voted to authorize Vice Chairman Sandy Hislop to sign the letter and forward copies to Governor Jeanne Shaheen, local legislators, City of Portsmouth, Port Advisory Council, Attorney Malcolm McNeill.

Chris Cross asked for the Boards input on proposed changes to the Spaulding Turnpike Exit 4 interchange. Board reviewed two proposals for providing access to Neslab and the abutting land owned by Butler. Board concluded that plan "B" was the better of the two option and voted on a motion by Upson seconded by Hill, to endorse this plan. Chris Cross will submit the Board's endorsement to the DOT.

The meeting was adjourned at 8:55 p.m. on a motion by Larry Upson, seconded by Cosmas Iocovozzi.

It was noted for the record, that this was Larry Upson's last meeting as he was not seeking re-election. All members thanked Larry for his two terms on the Board and his outstanding contribution.

Pat Main, Secretary