

Present:

Chairman Marlon Frink, Larry Upson, Denis Hebert, Jim Leger, Barbara Hill, John Welch, Planner Tom Morgan.

Meeting was opened at 7 p.m.

Minutes:

Minutes of meeting held 2/26/01, were amended to show that Denis Hebert was present and accepted as amended on a motion by Hebert, seconded by Upson.

Correspondence:

Letter, dated 3/2/01, from Attorney John Ratigan confirming deposit of escrow funds by ConEd.. Correspondence re. State Property Tax and notice of meeting in Portsmouth.

Public Hearings:

A) Proposal by Outback Steakhouse for restaurant at 25 Fox Run Road.

Don Leper, representing Outback Steakhouse, discussed issues raised at the last meeting - Parking analysis shows that parking meets requirements with 10 spaces to spare.

Dumpster enclosure will have the same facade as the building.

Neon signs were described - a separate permit will be required for signs and Fire Chief must approve.

Plan shows a covered porch across sidewalk - will allow free passage through for pedestrians and can be used for customer waiting.

Sewer connection is still marginal - engineers will be checking various options. Sewer Plant operator, Dennis Messier, must be included in any plan review.

Denis Hebert expressed his concern about the amount of neon light - stated that he is aware that it is not prohibited but he does not like it - that this location can be seen for a great distance and he would like to see the lighting toned down.

Denis also asked that wall-packs be directed downward.

Chairman Frink suggested that some members could visit another Outback restaurant to get an idea about their lighting preferences.

Mr Leper stated that a complete set of architectural plans are not yet complete.

Jim Leger advised that landscaping, including around the dumpster area, must be reviewed and approved by the Conservation Commission.

Larry Upson asked about the height of the free standing sign - Mr Leper stated that the sign is at the maximum allowed (35') but they would like to go higher. Upson also advised that all plans must be presented complete prior to review for final approval.

Marlon Frink asked that Mr Leper provide some photo's of Outbacks signage and noted that each sign request is considered on a case by case basis.

The Town Building Inspector was present and advised that 3 sets of plans are required for review by himself, the fire chief and the plumbing inspector - also a set should go to the health officer and health department in Concord.

Board agreed to continue this hearing on April 9, at 7:00 p.m.

Jim Leger suggested that landscaping plans, including maintenance plan, be given to the Conservation Commission ASAP

Tom Lavigne, Mall Manager, brought up the issue of winter maintenance of Fox Run Road. The language in an agreement made with the Town at the time the mall was built is now less appropriate with the increase of business/traffic and responsibility should be reviewed. Board agreed to place on the April agenda for discussion - in the meantime the agreement will be checked.

B. Great Bay Marine proposed expansion.

Board was notified that the Marina plans were not ready - no representative present.

Chairman Frink stated that he would take questions from those present - there was no comment.

It was agreed to continue the hearing on April 9, at 7:00 p.m.

Preliminary Discussions:

A) A proposal by Kohl's Corporation to enlarge the former Bradlees at the Crossings at Fox Run. Tom Lavigne, Mall Manager, presented a letter of support from the Mall owners - however Mall will withhold final approval until Kohls plans are complete.

Tom Murphy described the plan to build a 10,000 sf addition to the end of the building, interior will be completely gutted and a new entrance and facade built. A few parking spaces will be lost through the renovation but parking will still meet requirements.

Some landscaping is planned and will be reviewed by the Conservation Commission.

Tom Morgan suggested that the new facade match the rest of the strip mall. Chairman Frink stated that the new facade must definitely blend

Mr Murphy was advised that the Board will require a full detailed plan of the architectural design, landscaping plan and signage plan. Also, Fire Chief must review and approve.

The traffic pattern around the building is a concern and Board discussed the impact from the addition. Agreed that an analysis is needed to determine if enhancements are needed for public safety. Sullivan Tire may need to reconfigure their dedicated parking spaces .

Mr Murphy was asked to carefully review the locations of the dumpster and loading docks and advise if there are any intentions to provide access, other than service, from the rear of the building.

Mr Murphy was advised that outside sales are not allowed. Tom Lavigne asked for this regulation in writing, so that it can be passed on to the other mall tenants.

Board concluded that this proposal will be placed on the April agenda under New Business.

Tom Morgan asked Mr Lavigne about plans to correct a "jog" in the pavement near the Barnes & Noble bookstore. Mr Lavigne stated that this would be taken care of when space #7 is developed which should be in the near future.

Selectmen's Rep Cosmas Iocovozzi arrived and stated that he could not stay but would like the Board to allow Selectman Chris Cross to take his place at the table. Board agreed and Chris Cross joined the Board.

Don Leiber who represented Outback Steakhouse asked the Board for some assurance on his proposal. Chairman Frink stated that only minor issues need to be worked out, that there is no resistance from the Planning Board on this project, which appears to be acceptable so far.. Mr Leiber then left the meeting.

At this time the Board agreed to take up an item under Old Business.

A) Mott Cove roadway acceptance request.

Owner Susan Lembke was present. Tom Morgan advised that all required easements have been recorded.

Chairman Frink questioned if the road should be inspected before making any recommendation and after discussion and being advised by Selectman Chris Cross that the road appears to be standing up very well, it was agreed to defer any conditions to the Selectmen. The Planning Board, on a motion by Upson, seconded by Hill, voted to recommend approval of Mott Cove Road as a town road.

Preliminary Discussion -

B) Proposal by Sprague Energy to construct a oil transfer line to the Newington Energy power plant.

Marlon Frink and Larry Upson stepped down and left the meeting citing possible conflict of interest. Vice Chair Denis Hebert took the chair.

Plan was presented by Ted Reed, representing Sprague. Also present was a representative of Uniserve who will install the line.

Described project to provide oil as a back-up fuel to the new power plant - line will be installed in a 10' ROW along the Industrial Corridor Rd. Ted Reed stated that to send fuel through a pipeline can possibly eliminate 100 trucks per day if oil was trucked. Monitoring system was described and noted that two 4" conduits will be provided for the exclusive use of the electronic signals. There is availability for a direct signal to the fire station.

Barbara Hill asked about any wetlands disturbance. Mr Reed stated that various options for mitigation are being looked at. Mr Reed also advised that Sprague is requesting an exemption from EFSEC regulations being a part of a public utility project.

Denis Hebert asked that this project subscribe to the Dig Safe program so location of line is properly documented. Ted Reed stated that Dig Safe would be made aware of the project and in addition area would have global positioning photography.

Representative of Uniserve showed the Board a sample of the pipe to be used, Denis Hebert stated that material had been checked and he is satisfied that it is the best available.

Other issues noted - easement across Patterson Lane is being handled by Selectmen; If for any reason the pipeline is abandoned, State rules would be followed (either removed or filled with cement after cleaning); any portion of pipeline above ground is on ConEd property; if their should be a catastrophic break there will be no liability to the town - Sprague will provide whatever assurance the Town wants.

Industrial Corridor Road will be built before installation of the pipeline. Sprague will provide the "as built" plan and all necessary documentation to the Town when project is complete.

On a motion by John Welch, seconded by Jim Leger, it was voted to hold a Public Hearing on this proposal on April 9, at 7:00 p.m.

Old Business:

B) Review of Phase II and III construction of Industrial Corridor.

Gerry Gagne, Median Land Services, presented the plans. Noted that some modifications have been made from previous discussions. Some items still to be resolved are: street lighting at some intersections, some drainage easements to be acquired and meeting scheduled with attorney to determine how to proceed. Board looked at drainage easement plan including slopes and catchbasins. Mr Gagne stated that with minor modifications the plans are all set.

Landscaping is phase III to be reviewed later.

Denis Hebert advised that these plans have received extensive review by the Industrial Corridor Road Review Committee and by Edwards & Kelsey - the review committee have voted to accept the plans with conditions and he would recommend that the Planning Board vote to accept.

Chris Cross also stated that plans have received extensive review and moved that the ICR phase II & III plans are approved subject to easements as may be required by the Town's engineer following consultation with NEL's engineer and in form subject to approval by the Town's legal counsel. Motion was seconded by John Welch.

In discussion on the motion Denis Hebert asked for a written report from Edwards & Kelsey. Motion to accept, with conditions, Phase II & III construction plans carried unanimously.

Other Business:

Jim Leger raised a question about securing the power plant construction parking area on Patterson Lane. It was reported that gates are not always locked after hours. Walter Beals, Site Security, stated that there is 24 hour security and the gates will be checked. It was also asked that construction personnel be asked to observe the "stop" sign at the intersection of the industrial road and Patterson lane.

Denis Hebert noted that the Wal Mart lighting is not to approved plan. On a motion by Barbara Hill, seconded by Jim Leger, it was voted to refer to the Selectmen, as Code Enforcement, for their action.

Noted that this is John Welch's last meeting. John has spent many years as an elected and appointed member and Board thanked him for his dedication.

Chris Cross advised of an upcoming meeting with the Pease Development Authority and asked the Board to let him know of any issues with Pease that needed attention. Barbara Hill asked that a Town Forest Management Plan be brought to their attention.

Meeting was adjourned at 8:35 p.m. on a motion by Chriss Cross, seconded by John Welch.

Pat Main
Secretary