

Planning Board

Minutes

March 24, 2008

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

Also Present: Town Planner Tom Morgan

Chairman Hebert opened the meeting at 6:40 p.m.

Minutes of March 10, 2008

Lee Garrod, DVM Veterinary Clinic, 15 Piscataqua Drive

Chairman Hebert noted a clarification with respect to the sign the applicant intends to use. The board's intent regarding the sign was that it be placed at the second curb cut as shown on Exhibit B. The board also clarified the intent to reserve the right to disable the exit closest to Woodbury Avenue should it be deemed appropriate.

Pare noted on page 1 "burn" should be replaced with "berm."

Also, on page 4 "The" should be replaced with "He" "**He** stated that there are various concerns..."

Marconi made a motion to approve the minutes with clarifications and corrections as noted, Pare seconded, all in favor – motion carries.

Master Plan: Future Land Use

Morgan noted that the board has adopted 12 chapters, Future Land Use is Chapter 13.

Page 1.

Delete "a weak dollar"

Global Warming. A section should be added for "Wind Power"

Page 2.

Sustainable Development should include "to encourage sustainable energy efficient low impact residential development."

Rising Sea Level add the word "the" "...so as to take **the** rising sea level into account."

Page 3.

Public Health – ok. The Conservation Commission should be asked about a tree planting effort.

Page 4.

Demographics. The last sentence should read “The Planning Board recommends that the Town investigate means to increase the cost efficiency per student based on state averages.”

Municipal Facilities – Discussion of the Stone School and future Town Garage and recreation pavilion on Fox Point. Change the first sentence to read “The Town **may** restore the historic Stone School and the Bloody Point railroad station.”

Page 5.

District Recommendations.

Marconi suggest an “Office District” be added.

Page 6.

Great Bay Marine. Discussion of long term use of houseboats. Tom will work on the wording of this section for the board to review.

Patterson Lane. The last sentence should read “.....future expansion of residential uses **should not be allowed in this area.**”

Page 8.

Pease Tradeport. Applicable sunset language should be inserted for the eventual take over of Pease.

Page 10.

Airport District. The first sentence of paragraph 2 should read “The runway is of sufficient length to accommodate virtually any **civilian** aircraft in the world.”

Page 12.

Rail Extension. The last sentence of the second paragraph should be deleted. “The imminent closure of Pease AFB.....”

A section for “Town Forest” should be inserted.

Chairman Hebert expressed his feeling that Chapter 13 is not yet complete. Much needs to be addressed. He encouraged and challenged the board members to look beyond what is recommended and expand upon it.

The board will review the Summary of Recommendations prior to the next work session.

Another work session is needed for a final review of Chapter 13. The final acceptance of the text of master plan including Chapter 13 and the Summary of Recommendations will be voted on at the next work session on April 28th.

Discussion of how the Master Plan will be published.

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

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

Meeting adjourned at 9:30 pm

Respectfully submitted,

Melia Michaud
Recording Secretary