

Present: Chairman Sandy Hislop, John Frink, Barbara Hill, Robert Simms, Denis Hebert, Chris Cross, Jack Pare, Cosmas Iocovozzi, Planner Tom Morgan.

Also Present: Senator Bert Cohen.

Absent: Peggy Lamson

Meeting was opened at 6:37 p.m.

Minutes: Minutes of work meeting held 3-24-03, were accepted on a motion by John Frink, seconded by Jack Pare.

Regional Sewer Outfall

Tom Morgan stated that Sen Cohen was present at the Board's invitation, to discuss Senate Bill 70, which will create a Great Bay Estuary district and authorize construction of a regional sewage disposal outfall. The bill proposes the Piscataqua River as an option for the outfall and the Planning Board wants Sen Cohen to be aware of the implications and advise the Senate & House sponsors in Concord.

Chairman Hislop advised that an extensive survey taken, some years ago, at the time a power plant was proposed, showed the poor flushing action of the river and that the outfall from the plant would thermally pollute the river.

The Board is concerned that using the river for sewage outfall would cause a sewage buildup.

Jack Pare had done some research and came to the same conclusion that the river should not be used as an outfall site that the proposal would be an environmental disaster

The Board made it clear that they are not entirely closed to the concept of regional sewage disposal but disposal should be out into the deep ocean, similar to Seabrook, and not into the Piscataqua River- they would like to strike any reference to the Piscataqua from the Bill. It was noted that the bill has passed the Senate and now goes to the House.

Also noted that all of the town's in the region benefit from keeping the Piscataqua without pollution that as the region grows, fresh water will become a premium and desalinization plants will become necessary and a polluted river will not be compatible.

Senator Cohen stated that he was not aware that the Piscataqua was listed as an option and it does not seem to be a plan he would endorse; he thanked the Board for bringing this to his attention. Further discussion among those present, concluded that many agencies such as State & County Planning Commissions and the State Fish & Game were not aware of the bill's proposal and should be as the proposal could have a major impact environmental and fiscal..

George Fletcher, Chairman of Newington Sewer Commission, spoke about the problems that the City of Rochester has providing disposal of Federally acceptable treated waste and the need for a regional disposal facility but any disposal should be out into the deep ocean.

Senator Cohen agreed to discuss the Boards concerns with his colleagues in Concord and suggested that the Town contact Representatives of other town's within the proposed district to work toward having the bill changed by striking any reference to the Piscataqua River.

Correspondence

To Selectmen from Edwards & Kelsey listing issues that need to be addressed before allowing public use of the Industrial Corridor Road. (4/4/03)

Letter to Town Planner from Hoyle, Tanner Assoc re: Construction of a North Apron Access Rd at Pease .(4/11/03).

DES approval of Permit Modification for United Oil Recovery, Inc. River Road. (3/31/03)

Letter from Tyco Industries re: development plans for property on Woodbury Ave.

Board discussed the proposal to construct a North Apron Access Rd noted that plan shows a long rd ending in a cul-de-sac and question if utilities (mainly water supply) would be a problem. Chris Cross suggested that the Town might be open to connect lines with the Newington Historic District which could be an advantage to both Pease and Town. Tom Morgan agreed to pass the suggestion onto the PDA engineers.

Tom Morgan announced that a walk of the Industrial Corridor Road has been scheduled for Saturday April 26 at 10 am. The Planning Board, Sewer Commission and Conservation Commission are asked to attend.

Preliminary Discussions

A. Longhorn Steakhouse

Plans presented by Carter Schilf, VP Construction Design, Rare Hospitality.

Mr Schilf described the proposal to remove the present Midas Muffler building from the perimeter of the Crossings at Fox Run and construct a steakhouse restaurant on the 2.2 acre parcel..

Board discussed the possibility of the proposal requiring variances as the Midas building is non conforming but grandfathered, does not sit on a separate subdivided lot, and the Steakhouse could be an expansion of a non conforming use.

Tom Morgan advised that two possibilities are 1, to negotiate a long term lease, thereby creating a legal separate lot or 2, subdivide the 120,000 sf minimum lot size.

Board agreed to consult Attorney Loughlin to determine if variances are required.

Proceeded to review the preliminary plans - discussed drainage and were advised that there would be no changes to present drainage flow.

Chris Cross asked for confirmation that retention ponds are not necessary.

Chris had studied the proposed plans and had prepared a list of items that the Steakhouse engineers would need help on - a copy of his notes were given to Mr Schilf.

Noted that the main concern was the use of the sideline setback and Chris suggested that the

building could be moved just a little to meet setback requirements. Also suggested that pedestrian walkways need to be marked out; sewer connections should be checked with Sewer Commission; Fire Chief and Building Inspector will check all safety features including location and number of fire hydrants; number of parking spaces required (if lot is not separately divided) will be determined on the entire mall parking - engineers will have to show that number meets the requirements.

The Building Inspector was present and gave Mr Schilf some preliminary building permit requirements.

Will continue further preliminary study at the next meeting on May 12th.

B. Proposal by Matthew Scarponi for two lot subdivision on Little Bay Rd

John Frink and Chairman Hislop stepped down citing possible conflict of interests

Denis Hebert took the chair.

Board was presented with plan showing a two acre parcel with frontage on Little Bay Road and noted that the plan appears to meet all dimensional requirements and is a simple subdivision.

Tom Morgan asked that the plan show 7ft contour lines - a benefit to owners in meeting FEMA requirements.

Mr Scarponi is requesting the following waivers: Requirement of HISS outside the 1.85 acre parcel, Topographical mapping outside the 1.85 acre parcel and High Water USGS contouring outside the 1.85 acre parcel.

Waivers were granted on a motion by Cosmas Iocovozzi, seconded by Barbara Hill.

Master Plan - Scheduled a work session for April 28 at 6:30pm.

Other Business - Election of Officers.

On a motion by Denis Hebert, seconded by Robert Simms, Sandy Hislop was elected Chairman for the ensuing year. On a motion by Cosmas Iocovozzi, seconded by John Frink, Denis Hebert was elected Vice Chairman.

Meeting was adjourned at 9:00 pm on a motion by Cosmas Iocovozzi, seconded by Denis Hebert.

Pat Main
Secretary

