

Present: Sandy Hislop, Chair, Gail Klanchesser, Denis Hebert, Peg Lamson, Bob Simms, Jack Pare, Chris Cross, Tom Morgan, Town Planner, Coz Iocovozzi, Selectman, and Charlie Smart, Building Inspector

Minutes: Denis Hebert moved and Peg Lamson seconded that minutes of 4/26/04 be approved. Motion carried.

Comments: Ms. Lamson commented regarding Mr. Noseworthy's concern of Newington Public School driveway and what is happening. Plans for new driveway are on hold at present.

Curb Cut Permit: Linda Khalsa at Little Bay Road and Sam Rowe's Hill. Iocovozzi excused himself as a selectman. Lamson also asked to be excused from discussion.

There was discussion to determine who Ms. Khalsa needed to go through, doesn't need ZBA approval, needs Planning Board approval and then to Selectmen. Board needs to determine if using Sam Rowe's Hill as a driveway entrance would be a safe access. There was discussion regarding requirements. Cross moved that Board approve a single curb cut for a single lot (potential lot 8-6) should the Khalsa subdivision be approved. The following conditions would apply: 1) The level of the driveway may be no higher than the level of Little Bay Road at the point of integration with the driveway for a distance of 25' from the edge of pavement; 2) The driveway will include two 10" culverts suitable to drain off Little Bay Road. Klanchesser seconded. Hebert concerned about hill being too steep going down to road onto inverted curve. Cross amended motion to require 35 ft., Klanchesser seconded amendment, motion carried. Hebert opposed.

Preliminary Discussions:

(A) Roller Skate, Newington, Mr. Atkins representing Namco, stated there are no plans as yet. Looking for input from the Planning Boarding. Want to change use to retail. Business would be above the ground swimming pools, etc.

Gary Laporte, Laporte Const. Presented modifications. He has old 1983 site plan from Rich Millette & Associates Engineering firm. Plan would be to add a truck dock which would require adding a little paving. Would need to relocate dumpster. The only other site change would be pool park, just to set up pools, etc. Ms. Lamson asked if there were plans to improve the grounds. She stated there is a requirement to have a landscape design for the building. Mr. Laporte said they did not have one, but could include into plan. Presently they plan to power wash and improve building, enclose dumpster area. Mr. Morgan asked if their outdoor display area would be setback 75ft. From Woodbury Avenue. Laporte stated the display would be well back from the 75Ft. requirement. Lamson asked if they planned to keep some green space and Laporte said they could do that. Morgan asked about lighting, outdoor lighting is good right now. Hebert reminded applicant they need to be aware of neighbors across the street.

Laporte Went on to explain that business hours would be 10:00 am to 9 pm week days and 10:00 am to 6:00 pm on weekends. Deliveries are normally made between 8 - 10 in the morning before business opens. Hebert asked how trucks would deliver and Laporte stated he expected trucks would come in from Woodbury Avenue.

Smart asked about signage. Laporte stated they would focus on either side of the building, not the front. Two signs are already there and plan to use. Smart said he would get rules for signage to them.

There was discussion about a cross connection between business and Walmart. Hislop suggested Board members look at property.

Lamson advised applicant that the Conservation Commission would want to see plans regarding landscaping. Hebert moved that request go to Public Hearing on June 14 for abutters to make comments. Lamson seconded, motion carried.

B) Lordco 17' by 50' expansion. Applicant stated they need more room to store more lobsters. Would like to extend current building 50'. Hebert moved request go to Public Hearing June 14, Iocovozzi seconded. Cross questioned parking of company vehicles. After lengthy discussion, motion carried.

C) Beane's Lane Driveway Curb Cut. Lamson moved, Iocovozzi seconded, motion carried.

Correspondence: Morgan advised Board correspondence received pertains to Item 6 of tonight's agenda.

Schiller Station Conversion: Iocovozzi gave a report to the Board. Advised that Portsmouth has asked PB to revisit Shattuck Way. Board members stated their concern had been making cul de sac on Gosling Road. Lamson said she was pleased discussion was back to the Board. Glad Portsmouth did not plan cul de sac, but were interested in improvement of Shattuck Way as a means to keep truck traffic off Woodbury Avenue. There was discussion regarding whether trucks would be allowed on Woodbury and whether there would be improvement to Gosling Rd.... Morgan said they would be looking for PSNH to be involved in both Gosling and Shattuck Way improvements. Iocovozzi felt our biggest concern was keeping trucks off Woodbury Avenue; Portsmouth's concern is trucks on Gosling Road.

After more discussion, Morgan felt it would be helpful to Portsmouth Town Council if we went on record as to what action we wanted them to take. There was discussion regarding relationship with Portsmouth and Morgan felt it was important for the Planning Board to work cooperatively with Portsmouth. Iocovozzi stated there was money to upgrade Gosling Road.

Hebert moved and Cross seconded that the Board recommend to the Selectmen that Shattuck Way be completed and Gosling Road upgraded. Motion carried.

2.

Spaulding Turnpike Corridor Changes: Cross gave a report of the meeting of the Little Bay

Advisory Group. He pointed out in the 10-year plan there were three bridge alternatives, 2 road improvement options in Dover and 2 improvement options (Options 6 & 7) for Newington. Options 6 & 7 have been replaced by Options 10 & 11. Option 10 keeps cross over underneath and takes Woodbury to a new road. Option 11, railroad back to where it was, go to other side of forest, will go low, will be below grade to allow buffer for residents. There will be direct access for Patterson Lane.

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Preserving access to allow getting onto Nimble Hill Road, there would be no exit for Exxon Station. Board discussed several enhancements that compensate for items lost in Options 6& 7.

Hislop advised Board that May 24th meeting would be devoted to work on Master Plan.

There was more discussion re: School driveway and roadway between Lamson & Iocovozzi. Iocovozzi advised that Division 6 is doing road work and must meet DOT site specs. This road is the only road that is owned by property owners, there are no easements. Cross talked about cuts and fills for road. Iocovozzi said he will talk with Ralph(?), but will have to go with DOT specs.

Klanchesser moved and Pare seconded that meeting adjourn. Motion carried. Meeting adjourned at 9:30. Hislop advised Board that next meeting would held on Monday, May 17.

Respectfully submitted,

Sandra Sweeney
Secretary