

Planning Board Members Present: Denis Hebert, Peggy Lamson, Cliff Abbott, Tom Bobotas, and Mike Marconi.

Curb Cut Application: James & Jennifer Weiner requested a permit for 397 Fox Point Road. They propose to re-locate an existing driveway. The board reviewed the Driveway Regulations and concluded that no waivers are necessary. Marconi moved to approve, Lamson seconded. All in favor. Board members Jack Pare and Chris Cross arrived.

King Weinstein proposed a parking lot expansion at 177 Shattuck Way. John Chagnon of Ambit Engineering presented the proposal. They have added a dumpster enclosed by fencing and landscaping. Bobotas noted that the dumpster angle is impractical. Lamson preferred that the dumpster be located closer to the building. Pare suggested adjusting the angle of the entrance drive. Cross expressed concern over a 42-foot wide entrance. He's glad that they're not mowing the wet area. Hebert suggested a block-wall dumpster enclosure like the one at the new Rite Aid on Woodbury Avenue. Cross suggested an asphalt curb on the parking lot's west side. Chagnon advised curb stops instead of uninterrupted curbing due to erosion concerns. Pare moved to approve the site plan subject to three stipulations: 1) curb stops are installed on the west side; 2) the dumpster is enclosed with a block wall similar to Rite Aid; and 3) the dumpster is adjusted so as to align with the travel lane. Marconi seconded. All in favor. Board member Iocovozzi arrived.

Rockingham Electric proposed an amendment to their site plan approval of August 2007 in order to allow five additional light poles. Andy Nowacki of MSC presented the proposal. Cross complimented the applicant for restricting pole height to twelve feet. The board examined the photometric grid in order to ensure compliance with the site plan regulations. Marconi moved to accept the plan as complete. Lamson seconded. All in favor.

Cross objected to the extension of truck parking onto State property. Nowacki stated that he would report back to the board on that matter. Iocovozzi moved to approve the requested amendment. Lamson seconded. All in favor.

Minutes of April 14: At the top of page three, it will be noted that the Planning Board asked Adelman for a master plan for the future use of the 11-acre property. Marconi moved to adopt the minutes as amended. Pare seconded. All in favor.

Minutes of April 28: On page two, “Gayle” should read “Gail.” Marconi moved to adopt the minutes as amended. Lamson seconded. All in favor.

Rick Stern addressed the board. He urged the board to notify abutters early in an application process. He stated that this has not happened with the Adelman application. The board acknowledged that Mr. Sterns’ point was well-taken, and resolved that henceforth, abutters would be notified early in the process.

Master Plan: The board brainstormed on ideas for the Master Plan. These proposals, along with a vision statement, will be addressed at the May 19 work session.

Fox Point Committee: Lamson moved to nominate Bobotas to the committee. Marconi seconded. All in favor.

Adjournment: Lamson moved to adjourn. Marconi seconded. All in favor. The meeting adjourned at 8:50 PM.

T. Morgan
Sec’y Pro Tem