

Planning Board

Minutes

May 18, 2009

Planning Board Members Present: Denis Hebert, Peggy Lamson, Michael Marconi, Jack Pare, Chris Cross (7:45 pm)

Also Present: Town Planner Tom Morgan

Commencement: Chairman Hebert opened the meeting at 6:32 pm

Correspondence:

Review of letter to selectman regarding wetlands mitigation. Copy to be sent to the conservation commission.

Public Hearing

Proposal by Todd Adelman and Mary Alice Baer for a lot line adjustment at 518 and 521 Shattuck Way, Tax Map 7, Lots 2 & 4.

John Chagnon from Ambit Engineering presented the plan of the proposed lot line adjustments with KWA, LLC and Mary Alice Baer and Richard C. Stern. The lot line of Mary Alice Baer will be squared off to the right of way. The lot will increase from 16,367 sq. ft. to 23,163 sq. ft.

Attorney Pelech indicated that the right of way will not be subject to a conservation easement and the 15' buffer zone on the Stern property will not be subject to a conservation easement. The conservation commission will review the conservation easement on the property conveyed to the town and to the Sterns.

Marconi asked about the right of way on the upper lot.

Attorney Pelech replied that the Sterns and Ms. Baer will relinquish their rights in the right of way in exchange for the land conveyance.

Regarding the portion of land being conveyed to the town, Chairman Hebert asked if it was to be conveyed to the town or the conservation commission. Attorney Pelech said it was his understanding it would be conveyed to the town.

Morgan stated the conveyances should be clear and asked that each one be reflected in the notes on the plan.

Attorney Pelech agreed and also stated that both the lot line relocation and the subdivision plan must be recorded.

Chairman Hebert asked that the town's legal counsel review the plans.

Marconi asked about the 15' buffer zone and what the Sterns intentions were. Mr. Stern stated he wanted a buffer in case he had to dig for a new septic. He didn't want to dig in the conservation easement area.

Chairman Hebert closed the public hearing at 6:55 pm.

He would like to wait to approve the whole project instead of approving the lot lines now and then approving the site plan.

Attorney Pelech said he would discuss this with his client.

The public hearing is continued to June 8, 2009.

New Business:

Proposal by Birchtree Center and Urstadt Biddle to locate a school for autistic children at the former Portsmouth Rehabilitation facility off West Park Drive

Christine Guarino, Executive Director of the Birchtree Center and Shannon Alther, of TMS Architects spoke to the proposal.

Alther indicated that the safety of the site was brought up at the last meeting and he has tried to address those issues in the plan presented. They are proposing a new pedestrian walkway from the cinema. Also a new entryway and drop off zone for buses bringing the children to the school 9-9:15 am and 3-3:30 pm.

Eric Weinrieb of Altus Engineering was also present to discuss the walkway to the food court entrance.

Morgan asked about the mall owners. Andy Albrecht of Urstadt Biddle stated they had an agreement with the crossings owners to help with curb cuts and line work. He also said that plans were discussed regarding a connecting roadway, but the crossings didn't see any benefit to that and were therefore unwilling to do it.

Morgan stated that the town has been trying to get a connection from the malls for many years and this project would accomplish this at no cost to the town. He also feels this would be a good use of the space.

Marconi asked about the number of buses and vehicles that would be on the property. Guarino stated that have 25 buses, vans and parent driven vehicles.

Chairman Hebert said this project is not a permitted use and would require a change in zoning and needs a variance from the ZBA

Weinrieb questioned whether the board had any other issues with the plan assuming the use is ok.

Chairman Hebert voiced his concerns about safety and traffic.

Guarino stated that the children are never alone. They have a 1:1 ratio.

Cross joined the board at 7:45 pm.

Cross asked about the possibility of having signage and a gate that could be closed during school hours.

Weinrieb replied that he would be concerned with emergency services not having access to the facility.

Chairman Hebert stated that the proposal is not a permitted use and would need ZBA approval first.

Meeting Scheduling

Discussion of meeting scheduling. It was agreed that the next work session (06/22) will be a presentation of the master plan. Work sessions will be work sessions only and business by exception.

Minutes of May 11, 2009

Pare noted a correction:

Radio graphing should be one word “radiographing”

Marconi made a motion to approve the minutes of May 11, 2009 as corrected, Lamson seconded, - all in favor – motion carried.

Other Business:

Cross briefed the board on his meeting with the selectman regarding the DOT and the turnpike project. The state has agreed to put in sidewalks on both sides of Woodbury Ave subject to the town maintaining them.

He also suggested that the funds which the town holds in escrow from a number of businesses be applied toward the maintenance of the new sidewalks.

Discussion of acceptance of the roadway by the drive in theatre. Pare felt there should be no acceptance of the roadway until it developed.

Discussion of potential development on Pease by Ocean Properties.

Morgan will follow up to find out where this stands.

Marconi stated he has started to photograph signs in town off Exit 4 and Piscataqua Drive and would like to address the sign issue at a future meeting.

Lamson made a motion to adjourn, Pare seconded – all in favor – motion carried.

Meeting adjourned at 8:50 pm.

Respectfully submitted,

Melia Perreault
Recording Secretary