

**Planning Board Members Present:** Denis Hebert, Peggy Lamson, Vincent Frank, Tom Bobotas, Jack Pare, Michael Marconi, and Cliff Abbott.

**Also Present:** Town Planner Tom Morgan

**Commencement:** Chairman Hebert opened the meeting at 6:45 PM.

**Escrow Amendment:** Hebert explained the purpose of the proposed amendment to the Site Plan Review Regulations. It is so the Town does not incur a financial loss in the event that an applicant fails to reimburse the Planning Board for professional services. Hebert solicited public comment. There was none. Marconi moved to adopt the amendment as advertised. Lamson seconded. All in favor.

**The Estate of Barbara Baird** proposes a two-lot subdivision. Erin Baird and Dave Hislop presented the proposal. Baird advised the board that she would be seeking waivers from the subdivision regulations that require a complete perimeter survey and topographical contours for the entire parcel.

PB member Chris Cross arrived. Baird outlined the approximate boundaries of the proposed conservation easement to be granted to the Nature Conservancy. Baird noted that she would be seeking waivers for the subdivision regulations that require a reserve area for a replacement septic system, and for the USGS 1929 benchmark. Baird submitted a letter from J.A. Davis stating that her grandmother's septic system is in good shape.

Cross stated that an entire perimeter survey would have little bearing on a two-lot subdivision.

Baird advised that Hislop's survey revealed seven additional feet of road frontage that was heretofore unknown. The Baird frontage now totals 405 feet. The Carrolls and the Clarks rely on the same boundary marker as Baird. It was set in the 1980's.

Hislop discovered that tax parcel #999 is owned by the Smith Farm. Hislop further explained the circumstances that led to the discovery of seven additional feet of road frontage.

Board members discussed the validity of test pits within the 100-foot wetlands setback. Cross said he favored a waiver because the soils at the proposed house site, a few feet away, are likely better than those revealed by the test pits. Hebert suggested a site walk.

Resident Edna Mosher asked Baird if she knew about the seven additional feet when she was at the June 18 Board of Adjustment meeting. Baird replied no. Mosher stated that she opposes shared driveways.

Resident Ann Graciano expressed concern about floodwaters backing into her basement. Floodwaters rise 6" to 8" over the driveway.

Abutter James Carroll stated that any change that adds more water to the big pond will back into the small pond and onto Graciano's property.

Baird stated that her proposed house site is on the property's highest elevation.

Abbott inquired as to who owns the dam. Baird asserted that the Baird family owns it. The Carrolls believe that the Town owns the dam.

Abutter Paul Clark spoke against waiving the test pit requirement. Carroll concurred.

Hebert announced that the Planning Board would walk the site on Thursday at 6:00 PM.

Pare stated that the requested waiver for the USGS benchmark is not a big deal.

Morgan will look into whether a waiver from the 2,600 water rule on page 76 would be required.

Baird noted that she is contemplating three wetlands crossings.

Marconi suggested that we determine who owns the dam.

**VIP Auto:** Denis Moulton of Ames MSC presented a plan for five additional parking spaces. The original parking calculations were erroneous. Cross asked what if the use of the property changes. Mike Faulkingham replied that if another user comes, the automotive doors will go away. Moulton stated that options 2 & 3 would add five parking spaces elsewhere on the site.

Hebert prefers option 3. Lamson requested more vegetation. Joseph Kane, who represents the Faulkinghams, stated his preference for option #1, the automotive bays. Bobotas concurred. Lamson does not agree. Cross does not agree with option #1.

Pare asked Moulton to construct a pedestrian walkway to the Texas Roadhouse property line.

Cross moved to send option 2 to a public hearing in August. Frank seconded. The board agreed that VIP's site work could commence subject to the issuance of a building permit. Hebert called for a vote. Unanimous.

**Rockingham Electric:** Denis Moulton asked if his client would be allowed to reconfigure the existing parking lot without Planning Board review. The board replied that a site plan review is required.

**Crossings' Restaurants:** Architect Lou Allevato presented plans for Chipolte's, Cold Stream Creamery, and Tennant X. He met with the Fire Chief and satisfied the chief's concerns. Additional crosswalks are proposed. Pare reminded him that no upward lighting is allowed. Allevato stated that narrowing the roadway will slow traffic. Frank moved to hold a public hearing on July 23, Marconi seconded. All in favor.

**Sprague Energy:** Ted Reed presented a proposal for an 86,000 square foot expansion of their salt pad. The expansion would bring the pad's capacity to 200,000 tons, or two shiploads. The salt would come primarily from Pugwash, Nova Scotia. The purpose of the expansion is to avoid salt pile lapses. Morgan inquired about environmental safeguards. Reed replied that Sprague would adhere to the same safeguards that governed the 1995 salt pad agreement. The salt pile will be 40 feet high, and will be covered within ten days of use. Marconi moved this matter to public hearing on July 23. Frank seconded. All in favor.

**Minutes of June 11, 2007:** Hebert noted that his name and Shattuck were misspelled. Marconi moved to adopt the minutes. Frank seconded. All in favor.

**Adjournment:** The meeting adjourned at 9:45 PM.

T. Morgan  
Loyal Sec'y