

Present: The meeting was called to order at 6:37 p.m. Sandy Hislop, Chair; Peggy Lamson, Bob Simms, Chris Cross, Jack Pare, Gail Klanchesser, Tom Morgan, Town Planner and Cos Achieves, Selectmen. Tom became the proud father of baby Louisa on June 28!

Minutes: Discussion of minutes was put to the end of the meeting. Ms. Lamson moved to approve, Klanchesser seconded. Minutes approved with correction of Tricky's Cove, and addition of a Public Hearing on the Little Bay Bridge.

Curb Cut Permit: Ann Holliday & Tom Bobotas for Lot #6 Dumpling Cove Road. Mr. Bobotas presented the site plan, stating they were looking for two curb cuts. Reason was the location of the house on the lot given the fact that there are poorly drained soils on two sides out of three and the architect was concerned about the setback from the road which is 97' from driveway to asphalt. The width is 12'. Without the driveway it is 74' from the front door to the edge of property line with additional footage to the asphalt which is approximately 10'. The other curb cut would be further down into the cul de sac which would be in direct line with the garage. This would be 12' to 15' wide. Discussion regarding location of other properties to these curb cuts. Hebert asked if there were plans for culverts and response was that there were plans to put in culverts. Ms. Lamson concerned about curb cut near Little Bay Road and safety. There was discussion from the Board regarding granting two curb cuts; Section 3 states no more than one, however, says the Board can grant a waiver. Board felt applicant had presented a very good proposal. If the Board grants waiver for 2 curb cuts, need to address any safety issues. Hebert felt it was not a heavy traffic road and doesn't feel it's a safety issue. Cross moved Board grant waiver for 2nd driveway per section #3, regulation #8. Hebert seconded, motion carried. Waiver granted. Simms moved and Cross seconded that original curb cut be granted for 1st driveway, motion carried.

Public Hearing: Gurubhai Khalsa for a 6-lot subdivision at 300 Little Bay Road. Selectmen recommended Planning Board okay curb cut on Lot 6. The plan is the same as it was except for permission to have curb cut on class 6 road. Mr. Morgan stated the Selectmen's attorney had advised the Selectmen recommend to the Planning Board to approve curb cut. Felt there was no safety issues. No action has been taken on curb cut. In January the Board approved Lot 8-1. No other action has been taken on the remainder of the plan.

Hebert heard PDA had offered substantial money for the land. Applicant has not heard anything. After some discussion, Board felt there was a need to have a closed meeting to discuss with applicant, PDA and FAA. Feel we need an attorney and it was suggested Attorney Hinchey be contacted. Ms. Lamson and Morgan will meet with Hinchey regarding the issue.

There was a lot of discussion regarding process, what's been done, not done, correspondence by Khalsa. Cross asked if Khalsa had sent any correspondence to PDA. She had only talked with Hinchey but there has been no correspondence. She has only had telephone contact with people. Board feels she needs to send a letter to them. Also concerned that she has not addressed the No-

Fly-Zone, no build section of policy; Maria Stowell should be contacted. Cross is willing to write what he feels is the Town's position regarding Runway Protection Zone and give to Malcolm McNeil for legal comment. If PDA doesn't respond, then the Board can respond to request for development. If there is response, it should be sent to the Planning Board and the Planning Board can send recommendation to Selectmen. Morgan and Lamson will try to set up a meeting with PDA after 8/22/04.

Khalsa advised Board that lots 8-3 and 8-4 still in negotiation with PSNH. Cross pointed out that applicant doesn't need to get driveways approved for plan. Usually this is done by individuals who buy the lots. Morgan stated that they were just trying to avoid having someone buy a lot only to find they couldn't put in a driveway. It's also important to show PSNH that these sites do have viable driveways. There was discussion regarding what PSNH's proposed use would be of these lots.

The next meeting which will be August 9 and a work session will be held sometime the end of August. There will be a continuation of Public Hearing of Subdivision for Khalsa on 9/13/04.

Preliminary Hearing:

(A) Proposal by Westinghouse & Mareld Corp. To construct a parking lot behind the Mareld building off of Avery Road. Plan to put in 84 spaces with a few handicapped spaces, persons would have to use walkway across Shattuck Way. After some discussion regarding fence and berm, Lamson moved, Hebert seconded to move request to Public Hearing, August 9. Motion carried.

(B) Proposal by Jamison Gufston for warehousing & internet sales off Old Dover Road. Morgan advised Board that proposal had been withdrawn.

(C) Proposal by Superior Towing for vehicle storage at 21 River Road. Kevin Gilman advised Board he was interested in purchasing property formerly known as S & S Oil to use for office space and to store approximately 15 cars. These come from law enforcement due to arrests, accidents and insurance adjusters come to check these out. They usually stay only a few days and he doesn't get a lot of traffic. He plans to have a wooden stockade fence on all four sides because of law enforcement requirements. It has to be posted on all sides. Vehicles stay 30 - 60 days. Morgan expressed concern regarding Board's response to other similar requests recently. Hebert felt that the difference between this and other requests, they were retail and this is not. Cross thought this was a reasonable use of the property. Chair stated, the old business had storage (propane), trucking and office; the new business would have storage, trucking and office. Felt this a good use of property. After discussion, Cross moved, Hebert seconded that this be considered a continuation of the previous business because it has storage, trucking and office elements. Motion carried. Lamson moved motion be sent to Public Hearing on August 9, Hebert seconded, motion carried.

Correspondence: There was no correspondence.

(2)

Other Discussion: Hebert concerned that Shattuck Way is looking shabby. Before monies are

released, we should require some maintenance. There are trees that need to be replaced. Achieves advised Board the Selectmen may cut back island at the corner of Shattuck and Piscataqua Drive, because they keep losing signs. This action does not a vote by the Board. Lamson asked that sign at the end of Patterson Lane be replace also, that has been ordered.

Cross brought up discussion regarding the Khalsa subdivision. The Board has recommended we purchase some land. Legal has recommended to the Selectmen that we can't discuss until the matter is settled, would be considered a conflict of interest. Morgan advised Board that the Selectmen will have to talk with legal to determine when it might be appropriate for the Town to barter for specific lots.

Adjournment: Hebert moved, Klanchesser seconded that meeting be adjourned. Motion carried. Meeting adjourned at 8:25 p.m.

Respectfully submitted,

Sandra W. Sweeney
Secretary