

Planning board Members Present: Denis Hebert, Vincent Frank, Cliff Abbott, Michael Marconi, Jack Pare, Tom Bobotas, Chris Cross (7:25 pm)

Also Present: Town Planner Tom Morgan

Commencement: Chairman Hebert opened the meeting at 7:07 pm

Crossings Restaurants: Architect Lou Allevato presented revised plans and elevation sheet for Chipotle's, Cold Stone Creamery, and Tennant X. John Shupe, a representative from Jones, Lang & Lasalle as well as a representative from the Chipotle restaurant were also present. Based on comments received, the revised plan shows the following:

- The overhang has been pushed back so it projects only slightly on the Coldstone Creamery façade.
- Additional landscaping has been added – keeping the existing locust tree. A stop sign has been added at each side of the crosswalk.
- The crosswalk shown on the plan is proposed to be moved closer to the existing sidewalk
- The outdoor seating areas include 3' high permanent railing with vertical pickets

Frank asked that the stop signs that already exist be included and remain in the plan.

Abbott asked about the visibility and color of the crosswalk. Allevato stated that the crosswalk will be painted with continuous white striping.

Pare asked about the railings being removable. Allevato stated making the railings removable would be more of a maintenance issue and could be a hazard and potential liability.

Hebert asked about the seating limitations. Allevato replied the Chipotle Restaurant would have a maximum capacity of 56 inside seats and 26 exterior seats. Tenant X would have a maximum seating capacity of 30. Allevato also stated there is no anticipated seating for the Coldstone Creamery. Hebert also asked that the stop sign for the crosswalk should be as you come around the curve toward the crosswalk.

Abbott questioned the width of the roadway. John Shupe, with Jones, Lange & Lasalle, stated that the roadway is 37 feet.

Marconi questioned whether there were any plans to make the roadway one way. Shupe stated that the existing tenants have language in their leases for a 2 way roadway, but that given the village affect they are trying to achieve, the roadway may change in the future. Pare suggested the amended plan be signed and dated. Allevato agreed to sign and date the plan as amended showing the new location of the crosswalk.

Chairman Hebert closed the public session at 7:34 pm.

Pare made a motion to accept the plan as complete when the amended plan is signed and dated, Frank seconded. All in favor – motion carries.

Marconi made a motion to approve the plan, Pare seconded. All in favor – motion carries.

Sprague Energy: Ted Reed presented plans for an 86,000 square foot expansion of the salt pad including the storm water runoff designed by Appledore Engineering. There is a catch basin on the side of the pad and a retention pond.

Both Tom Morgan and Hebert questioned whether the wetland setback requirement was met. Reed replied that they were in compliance with all setback requirements. The wetlands involved are isolated wetlands and non contiguous. Morgan clarified there are two types of wetlands – isolated, and contiguous (connected to the bay or river).

Chairman Hebert closed the public session at 7:44 pm.

Cross questioned why there was no notation in the plan for the State's easement expansion for the elevated railway.

Morgan asked the applicant to have Appledore Engineering make a notation on the plan for the State easement expansion. The applicant, Reed, agreed.

Marconi made a motion to accept the plan as complete, Abbott seconded. All in favor –motion carries.

**Pare made a motion to approve the plan with the following conditions:
All Previous conditions remain, including 10 day timeframe to cover the pile, and the maximum height restriction of 40', Marconi seconded.**

Cross questioned that if there is an increase in tonnage causing additional traffic and road wear, that the applicant be required to return to the board for further approvals.

Bobotas agreed – further discussion on percentage of increased tonnage and number of ships delivering per year.

Pare made a motion to amend the previous motion to accept the plan to include a third condition that should the maximum tonnage exceed 250,000 (approx. 6 ships)

that the applicant return to the board for further approval, seconded by Marconi. All in favor – motion carries.

The applicant, Reed, agreed to submit the approved plan with the discussed notation from Appledore Engineering.

Hebert questioned the bond issue. Reed also agreed to provide information to the board regarding the bond before the board will sign off on the plan.

Minutes of July 9, 2007: Pare made a motion to accept the minutes of July 9, 2007, Marconi seconded. All in favor – motion carries.

Pending Business:

Chairman Hebert asked the board members to consider and alternate meeting date since there have been conflicting meeting times between Planning Board and the Selectman because there are Planning Board members who would like to attend the Selectman's meetings.

Chairman Hebert questioned the board regarding the interest to pursue the pending business items:

A) Bed & Breakfast Inns

Cross stated that Exeter has developed a set of standard regarding Bed & Breakfast Inns that may be useful here. Morgan will contact Exeter to get a copy.

B) Signs in the Residential District and Other.

Chairman Hebert suggested item G) Signs be combined with item B. After being polled, all were in favor of pursuing this item. Morgan will bring in a proposal for the August meeting.

C) One building per lot in the Office & Industrial Districts

Morgan clarified that currently the ordinance states one "principal" building per lot. The board wished to pursue this item.

D) Roadway Frontage Standards.

Morgan will propose standards at the next meeting in August.

E) Restaurants

Chairman Hebert asked that this item be combined with item F) Restaurants in the Commercial Zone.

Pare questioned whether this item should be put in the ordinances or decided on a case by case basis. The board agreed further investigation and discussion on this issue is warranted.

Pending Business as agreed:

- A) Bed & Breakfast Inns
- B) Signs in the Residential District and Other
- C) One building per lot in the Office & Industrial Districts
- D) Roadway Frontage Standards
- E) Restaurants in the Commercial Zone

Frank made a motion to adjourn, seconded by Bobotas, All in favor – motion carries.

Meeting adjourned at 8:45 pm.

Respectfully submitted,

Melia Michaud
Recording Secretary