

Planning Board

Minutes

August 11, 2008

Planning Board Members Present: Denis Hebert, Jack Pare, Tom Bobotas, Cliff Abbott, Chris Cross (6:34 pm)

Also Present: Town Planner Tom Morgan

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

Public Hearings:

Tyco Integrated Cable Systems, Inc. to expand their cable manufacturing plant at 100 Piscataqua Drive

Dennis Moulton presented the proposals. Steve Potter of Tyco was also present. Moulton indicated that they have received the shoreline waiver. Chairman Hebert instructed the applicant to provide a copy of the approval to Tom Morgan.

No public comment.

Chairman Hebert closed the public session at 6:37 pm.

Chairman Hebert asked if the fire chief had given his approval. Moulton responded that Peter Walsh, Facilities Engineer from Tyco had spoken to the fire chief.

Cross made a motion to approve the proposal as present provided written confirmation is received from the fire chief, Abbott seconded, all in favor – motion carries.

New Business:

Proposal by Red Cross to install signs

Chairman Hebert recused himself. Cross acting Chairman.

Jamie Devlin, Executive Director of the Great Bay Chapter of the Red Cross presented the request and indicated he would like to have a sign within the town limits to make the community aware of the services provided by the Red Cross. Devlin presented the proposed language on the sign.

Discussion of potential locations for the sign where it would be seen by most residents.
Discussion of Section 6 c of the ordinances regarding off premises signs.

Morgan stated the selectman have the authority to approve signs for public service and that the selectman delegated this mater to the planning board.

Public Comments – Denis Hebert suggested locating the sign at the Town Hall where everyone would eventually see it. The readability would be better at the Town Hall rather than the sign being a road sign.

The board agreed the sign should be a building sign at the Town Hall entry, not a roadway sign.

Pare suggested the applicant consult the building inspector for guidance regarding size and language.

Pare made a motion to approve the Red Cross proposal for a sign to be posted at the Town Hall either to adhere to the glass between the entrance ways or to be posted on the bulletin board - at the discretion of the building inspector - language and size to be approved by the building inspector, the board reserves the right to change the sign and location if necessary, Bobotas seconded, all in favor – motion carries.

Chairman Hebert rejoins the board at 7:15 pm

Proposal by Allard Moving & Storage to establish a lacrosse facility.

Morgan advised the applicant will appear at a future date.

Proposal by Urstadt Biddle to construct a mall connector road.

Linda Lacey presented the concept drawing for the proposed connector road. Lacey indicated they would also add walkways and landscaping. She stated she is looking to get comments and ideas from the board regarding this concept drawing before moving ahead with the proposal.

Also present – Scott DeCost from the Fox Run Mall and Dennis Cost.

Morgan stated he is in favor of a connector road as it creates a more pedestrian friendly area and will also improve the appearance of area and the backside of the buildings.

The board expressed concern regarding the road being used as a cut through and the increased traffic it would create in an already congested area.

Scott DeCost indicated he is not in favor of the connector near the cinema as it will create additional traffic and cause pedestrian safety concerns.

Chairman Hebert suggested the applicant look at an alternative to having the road connect by the cinema as that is a very busy area.

Bobotas voiced concern about deliveries and the backing up of trailers in the area.

Cross stated that as other communities are developed there will be more competition and it will be more difficult to attract people to this mall.

Chairman Hebert asked the parties involved to work together and come back with a proposal. He further stated they have a great opportunity to plan for the future of the mall. He asked the parties to keep in contact with the board and Tom Morgan

Proposal by Olive Garden regarding tree removal

Discussion of section 5 (b) of the ordinances and what role the conservation commission should play.

Cross made a motion to send the matter to the conservation commission, Abbott seconded.

After further discussion Cross rescinded motion, Abbott rescinded second.

The board agreed that the applicant should be directed to work with the conservation commission regarding this request. There may be wetlands issues that need to be addressed.

Old Business:

Workforce Housing

Discussion on workforce housing – review of SB 342.

Morgan suggested further discussion be held when more board members are in attendance.

Other Business:

Letter from IHOP dated August 10, 2008 requesting a permit for a shed. Chairman Hebert suggested they be invited to the next meeting.

Nominations:

Rockingham Planning Commission

Cross made a motion to nominate Gail Klanchesser as the Rockingham Planning Commission representative, Bobotas seconded, all in favor – motion carries.

Volunteer of the Year

Nominations for Jack Pare, Cliff Abbott and Peggy Lamson were received.

Bobotas made a motion that Chairman Hebert poll individual members, Pare seconded, all in favor – motion carries.

Minutes of July 14, 2008

The following corrections were noted: (changes in bold)

Page 3 paragraph two. The second sentence should read “Moulton indicated **the** lighting...”

Page 3 last paragraph. The motion should read “Bobotas made a motion..... lighting be corrected to **conform** to the current ordinances, ...that the fire chief be consulted to confirm that **the** fire lane is acceptable....”

Bobotas made a motion to approve the minutes of July 14th as corrected, Pare seconded, all in favor – motion carries.

Minutes of July 28, 2008

Discussion of driveway at McIntyre Road.

Chairman Hebert stated the minutes should reflect this approval was a one time exception.

Bobotas questioned why the culvert was not put in. The building inspector should be consulted as to why the change was made.

Bobotas made a motion to instruct the building inspector to require a culvert be put in before paving, Cross seconded.

Bobotas rescinded the motion, Cross rescinded the seconded.

Bobotas made a motion that the building inspector seek evidence that the driveway will drain sufficiently, seconded by Cross, all in favor – motion carries.

Cross made a motion to approve the minutes of July 28, Abbott seconded, all in favor – motion carries.

Correspondence

Certificate of Insurance submitted by Sprague for 5 million. Chairman Hebert asked Morgan to contact Sprague to have them document their calculations. This should reflect 1% above CPI from the last fiscal year.

Master Plan: Development Policies

Cross made a motion that the proposed Development Policies and Introduction go to public hearing on September 8th and that Chairman Hebert prepare a summary, Pare seconded, all in favor – motion carries.

Cross made a motion to adjourn, Abbott seconded, all in favor – motion carries.

Meeting adjourned at 8:58 pm

Respectfully submitted,

Melia Michaud
Recording Secretary