

Planning Board Members Present: Denis Hebert, Jack Pare, Tom Bobotas, Cliff Abbott, Peggy Lamson, Michael Marconi, Chris Cross (6:38 pm), Cosmas Iocovoizzi (7:31 pm)

Also Present: Town Planner Tom Morgan

Commencement: Chairman Hebert opened the meeting at 6:30 pm

Preliminary Discussion:

Proposal by Jeff Marple to expand the parking lot at 105 Gosling Road, Tax Map 28, Lot 2

Mr. Marple spoke regarding his proposal to add parking to this location which was formerly a Sears warehouse facility. Currently he has two tenants in the building, a karate studio and a baseball facility. The third space is not presently rented. He represented that the baseball facility's business has grown and there isn't enough parking.

Chairman Hebert stated that when the original tenant from the baseball facility appeared before the board to get approval for the use of the building as a baseball facility the tenant assured the board that there would be adequate parking. He expressed his concerns about approving a parking expansion when the tenant made representations to the board that the parking was adequate.

Hebert asked Morgan to review the minutes from the original approval to see if there were any conditions stipulated in the approval.

Morgan commented that the proposal as presented would need BOA approval for setback and aisle width.

Discussion of moving spaces closer to the building, putting curbing along the edge near Gosling Road and increasing the aisle width to the required 24 feet.

Chairman Hebert asked if the ROW could be used as a roadway. Marple replied that he believed it was for Town vehicles. Hebert asked Morgan to look into this.

Abbott stated that a site walk would be beneficial to get an understanding of the area and the best possible way to expand the parking.

Bobotas stated that he felt the expansion shouldn't be allowed because it is the use of the building that has created the parking problem.

Pare summarized the suggestions to move the parking closer to the building, increase the aisle to 24' and to proceed with the 75' setback variance. .

Cosmas Iocovozzi joined the meeting at 7:31 pm.

Chairman Hebert stated the board members should do a site walk on their own. The tenant should be informed about the parking issues and be in attendance for the next meeting. The matter will be continued to the 09/28 meeting and go to public hearing on October 5th.

MASTER PLAN

Morgan presented some of the proposed maps for the master plan. He asked the board to give thought to potential uses for the land at Pease as the PDA will at some point no longer exist.

Lamson thanked Morgan and Pare for their time and effort working on the master plan. She believes its important for the board to consider the future potential uses for the land at Pease.

Chairman Hebert commented that the PDA already has a master plan and that he would like to complete the Town's master plan. If other areas need further work, the board can amend the master plan. He asked Morgan when a proposed draft could be presented to the board.

Morgan stated that the text of the master plan has been approved and now the maps have to be added to the appropriate sections. He said he would be able to present a draft at the October 2nd meeting.

DIRECTORY SIGNS in the Industrial Districts

Marconi spent some time photographing various directional signs on and around Route 125. He presented the board with some copies of the photographs for their review. He feels the state signs with either the blue or green background and white lettering are the most easily visible.

Discussion of possible areas for the signs on Shattuck Way and Piscataqua Drive.

Hebert asked Marconi to come up with a concept design to present to a sign company to get a cost estimate. Marconi agreed to complete a concept design and get a cost estimate from a sign company.

Minutes of August 10, 2009

The following corrections were noted: (changes in bold)

Page 1, last paragraph

Eckman agreed to add **those features**.

Lamson asked that it be noted she was absent from the meeting.

Marconi made a motion to approve the minutes of August 10, 2009 as corrected, Pare seconded, all in favor – motion carried.

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

Meeting adjourned at 9:30 pm

Respectfully submitted,

Melia Perreault
Recording Secretary