

Planning Board Members Present: Denis Hebert, Mike Marconi, Peggy Lamson, Chris Cross, Cliff Abbott, Tom Bobotas, and Jack Pare

Also Present: John Chagnon and Town Planner Tom Morgan

Adelman: Cross recused himself. John Chagnon presented a revised plan for office buildings at the former Flagstones Restaurant site. Use will be 100% office. The ordinance requires 170 parking spaces. So far, the applicant has depicted 164 spaces. The total building area is 33,900 square feet. The two buildings are identical in size and shape. Chagnon would like to return on October 26. Chairman Hebert asked if the clock has been re-set. Fire lanes are depicted entirely around the building pursuant to the Fire Chief's requirements. Pare suggested a gravel fire lane so that it could be situated in the setback without the need for a variance.

Chagnon indicated that the driveway slope is 6% to 7%. A new stormwater study will be produced. Hebert inquired about the dumpster location and snow storage. Pare recommended that Low Impact Development (LID) techniques be followed, and that water quality infrastructure be installed beneath the parking lot, as was the case with the Aspinwall proposal. Hebert requested plans for stormwater, lighting, and landscaping.

Chagnon asked if architectural elevations could be presented to the board on October 26. The board replied that 30 to 45 minutes would be allocated for that purpose.

Marple Parking Lot Expansion at Gosling Road: Cross re-joined the board. Marconi moved to disapprove the application due to incomplete plans. Lamson seconded. Cross suggested alerting the Selectmen as to the practice of parking in the Town's right-of-way along Gosling Road. Marconi noted that the practice is hazardous. Abbott suggested that no-parking on Gosling Road be enforced. Morgan noted that the Selectmen would have to post it in order for the police to enforce it. Hebert called for a vote. All in favor.

Abbott moved to ask the Selectmen to post a parking prohibition on Gosling Road. Lamson seconded. All in favor.

Discussion with Fire Chief and Building Inspector: Hebert asked Chief Greenleaf about the requirement that fire lanes circumvent the entire building. Greenleaf explained that he needs to get all the way around the building. Hebert asked about access to the Adelman property from the turnpike. Greenleaf expressed concern that his trucks might get stuck in the mud. Hebert asked why Adelman's proposal is not being treated like the Town Garage proposal. He also asked why Newington has such a requirement, and cities do not. He further inquired as to the specific regulation for the circumferential lane. Greenleaf responded that it's simply his recommendation, and that the PB does not have listen to him. Marconi asked if 14' is sufficient width. Greenleaf replied that he can live with 14', but that 20' would be ideal. Greenleaf added that gravel or crushed stones is fine so long as the fire lane is kept plowed.

Aspinwall: Hebert asked Cross what he's heard from NH DOT. Cross reported that there's been no response from DOT. Pare moved that Aspinwall's proposal has been granted all requisite approvals by the Planning Board and Board of Adjustment, and that no further action is required of the Planning Board. Marconi seconded. All in favor.

Directory Signs: Board expressed a preference for the type of sign that is located at the Strafford County complex.

Pending Business: Hebert wants all items on the pending list to be addressed in the near term. Morgan will provide an update on the Master Plan on October 26.

Adjournment: Marconi moved to adjourn. Pare seconded. All in favor. The meeting adjourned at 8:55 PM.

T. Morgan
Loyal Sec'y