

Planning Board Members Present: Denis Hebert, Michael Marconi, Tom Bobotas, Cliff Abbott, Chris Cross (7:10 pm)

Also Present: Town Planner Tom Morgan

Commencement: Chairman Hebert opened the meeting at 6:48 pm

Public Hearings:

Proposal by Todd Adelman for a 2-lot subdivision at the site of the former Flagstones Restaurant off Shattuck Way, Tax Map 7, Lot 2

John Chagnon of Ambit Engineering spoke regarding the proposal. Also present were Kelly Davis, Project Architect, Todd Adelman and Attorney Bernie Pelech. During the last meeting before the board, the applicant was asked to address the ROW issues, and to provide wetlands mapping. Chagnon presented two revised concepts to the board for subdividing the property. Concept 1 kept the parcel as one lot with a 2 ½ story 39,000 sq. ft office/warehouse building. There would be additional parking across Shattuck Way accessed by a walkway.

Abbott voiced concern about any type of walkway going across Shattuck Way as there would be semi trucks on the roadway frequently and he feels there would be a safety issue.

Concept 2 would be a 2 lot subdivision with two buildings.

Chairman Hebert would like to see the conservation commission review the proposal. He would also like to see the type of buildings proposed.

Bobotas inquired about sewer connections and advised the applicant to consult the sewer commission about the requirements to connect to the public sewer.

Doreen Stern expressed concerns about the number of parking spaces on Concept 2 and the buffer. She has well water and a septic system and is concerned about another septic system in the area. She also stated that she has never opposed a house being put on the property, but she opposes a parking lot. She further stated the water is impaired and it is a serious issue – the parking lot would create a lot of runoff.

Discussion of two proposals and possible scenarios.

Chairman Hebert suggested the possibility of keeping the parcel as one lot and putting two buildings on the Spaulding side with Shattuck Way as the front side. A variance would be required.

Chairman Hebert suggested a joint meeting with the Planning Board and the Conservation Commission. Morgan to send an email to the Chairman of the Conservation Commission explaining the issues.

A joint work session with the Conservation Commission will be held the last Monday in October.

Proposal by Tom Aspinwall to construct an office/warehouse structure for a pest management business adjacent to the Gulf convenience store at 19 Nimble Hill Road.

No one present

Minutes of September 8, 2008

Marconi noted a correction on the minutes. Page 3 last sentence should read “She presented a hand drawn proposal.”

Marconi made a motion to approve the minutes of September 8, 2008, Bobotas seconded, all in favor - motion carries.

Other Business:

Rockingham County Planning Commission Contribution

Cross made a motion to pay \$732.00 as an annual contribution, Bobotas seconded, all in favor – motion carries.

Correspondence:

Memo from Building Inspector Re: Driveway Culvert on McIntryre Road – cutting of trees

The board would like to have the trees on Town property cut by the Town. Morgan will approach the selectmen.

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

Meeting adjourned at 8:35 pm.

Respectfully submitted,

Melia Michaud
Recording Secretary