

Planning Board

Work Session

October 22, 01

Present: Denis Hebert, Larry Upson, John Frink, Jim Leger, Sandy Hislop, Planner Tom Morgan.
Cosmos Iocovozzi arrived later.

Absent: Marlon Frink, Barbara Hill, Peggy Lamson.

Minutes: Minutes of meeting held 10-09-01 were accepted on a motion by Larry Upson, seconded by Sandy Hislop.

Action on the minutes of meeting held 8-13-01 was deferred until a quorum of members present at that meeting can vote.

Correspondence:

Letter from resident Russell Cooke re: Town Building Codes for residential properties.

Memo from Selectmen, same subject.

Letter from Wal-Mart re: release of Letters of Credit.

Letter from Patten Construction re: release of Letter of Credit.

Copy of letter (8 pages) from Attorney Loughlin to PDA members re: Pease Development Authority proposed zoning changes.

Memo from Conservation Commission re: Request of Howard Patten.

Letter from Attorney Loughlin re: Uses within the Office Zone.

Patten - 32 Nimble Hill Road

Board discussed the request for release of letter of credit from Howard Patten and the Conservation Commission's concern that Mr Patten has not complied with all landscaping issues. It appears that there is some mis-communication regarding authority to review the site for compliance and code enforcement. Also, a clear cut list of any outstanding issues is needed. It was noted that Mr Patten is no longer the owner and responsibility for compliance needs to be spelt out.

On a motion by Larry Upson, seconded by Jim Leger, it was voted to take no action on the release of credit and to invite Peggy Lamson, Conservation Commission Chairman, and Mr Patten to a work meeting on November 26.

Board had some concerns about the tone of the Conservation Commissions memo on this matter and agreed that there is a need to discuss professionalism standards with the Chairman.

Wal-Mart Letter of Credit

Discussed Wal-Mart's request for release of Letters of Credit in the amount of \$15,000 for lighting and \$7,000 for road improvements.

Board agreed that they need to inspect the site, get input from all pertinent Boards and Committees, and letter from DOT confirming that traffic lights are synchronized, before taking any action.

Cosmas Iocovozzi arrived at this time.

Building Code Amendments:

Russell Cooke, Hannah Lane, was present to ask the Planning Board to consider the issue of inspections of residential construction - he is concerned that building standards and guidance are not required and feels they should be and the Building Inspector empowered to require standards.

Discussed the history of not requiring complete inspections of residential construction - that only site location and septic approval was inspected by previous building inspectors and the Fire Chief inspected furnaces and smoke detector requirements prior to a CO being issued.

It was agreed that there is a need to review inspection practices and on a motion by Larry Upson, seconded by Sandy Hislop, voted to invite, to the 11/26 Work Meeting, the Fire Chief to discuss Life Safety Code requirements and Portsmouth Building Inspector Rick Hopley to consult on the need for residential construction inspections. Also, Tom Morgan will check with surrounding communities to determine their inspection requirements.

It was also noted that any future regulations should address possible conflicts of interest, that contractors not be allowed to inspect their own work but have work inspected by an independent.

Zoning Amendments:

Discussed the town's Office Zone and the very generous allowances within this zone. Tom Morgan pointed out that this zone was intended to create good paying jobs from offices and light industry and Town should be careful not to create too many minimum wage positions in this zone.

On a motion by Larry Upson, seconded by Cosmas Iocovozzi, it was voted to continue this discussion at the 11/26 Work Meeting.

Other Business:

Dumping Cove Rd. Tom Morgan advised that residents of Dumpling Cove Road are anxious to have the road accepted as a town road. However, the owner of Lot 1, needs to grant a culvert maintenance easement to the Town before any action can be taken.

Tom Morgan will contact the owner and try to obtain an agreement. Also should notify residents of the road of the reasons for the delay.

Tom Morgan presented copies of town tax map, prepared by Meridian Engineers, highlighting those parcels of land with potential interest for open space preservation.

The committee to study Open Space Preservation will meet on Thursday November 15.

Meeting was adjourned at 8:30 on a motion by Larry Upson, seconded by Cosmas Iocovozzi.

Pat Main
Secretary