

Call to Order: Chair Hislop called the meeting to order at 6:35 p.m.

Present: Sandy Hislop, Chair, Gail Klanchesser, Chris Cross, Denis Hebert, Peg Lamson, Jack Pare, Bob Simms, John Frink and Tom Morgan, Town Planner.

Minutes: Lamson moved and Hebert seconded that minutes of 10/12/04 be accepted. Chair asked if there was discussion. Hebert asked that minutes be amended on Page 4 regarding PSNH, not for a specific site. Morgan stated that he did say that and Hebert reminded Board of their vote to approve at a Public Hearing, the entire road (route) to Gosling Road. Cross agreed. Minutes accepted as corrected.

Preliminary Discussion:

- A) Proposal by Dorothy Watson for a 2-lot subdivision at the corner of Fox Point Road and Nimble Hill Road. Chair Hislop stepped aside for discussion; Hebert sat in as Chair. Dave Hislop presented proposal. There are 14.7 acres that abut Nimble Hill Road and Fox Point Road. There is a 1 1/2-story house occupied by Dorothy Watson and a 1 1/2-story house occupied by Lorna. They would like to subdivide 3.9 acres. The driveway would come out onto Nimble Hill and would need approval from the state. Wetlands cover a good portion, but there is 82,400-sq. ft. that is not in the wetlands. There is a 25' setback. Plan to have a 50' setback. Hebert had comment regarding subdivision and how property was being divided. There was discussion regarding where the driveway would be and the potential to subdivide. Cross asked if owner chose to put house closer to wetlands, could the septic system be put in the rear. Hislop felt this could be done. After discussion, Lamson moved to present plan to December 13 Public Hearing. Klanchesser seconded, motion carried.
- B) Proposal by Westinghouse to revise parking lot behind the Mareld building at the corner of Avery Road and Shattuck Way. Richard Ladd stated they are looking at redesigning the parking lot. They want to raise lot, separated by earthen rise. This would enable them to put 100' treatment swale. They would move gate in, lower lights from 18' to 16' height, lower fence from 8' to 6'. Said neighbors would still see top of light due to raising of parking lot. They plan to put in stairs. There would be handicapped parking near the stairs. There was a question regarding 16' elevation and whether car lights would bother neighbors. Mr. Ladd did not believe the lights would bother because they will be lowered. They do not plan to have curbing, would just have pavement go to edge and would have grass all around. This will allow

for snow storage. There will be a guardrail. After several questions from the Board, Chair said the Board needed to move request to Public Hearing to advise neighbors of changes. Hebert stated he wanted to see the lighting plan. Hebert moved and Lamson seconded that request go to Public Hearing on 2/13. Motion carried.

C) Proposal by AA&M for 2,800 SF of outdoor storage at 40 Old Dover Road. Champ Allard did presentation. He stated that customer would like to fence in 2800 sq. ft. from the edge of the building. They have checked with the Fire Chief and Building Inspector. Building would have a gate and would still be within 30 feet of original variance. Products and materials are currently being stored in their facility to be sold. Lean to would make it easier to load and unload trucks. Fence would have slats so you wouldn't be able to see inside the fence. Paul Careno stated that they want to make a lean-to on the side of an existing building. Two sides would be open. There was more discussion regarding outside storage, contained or uncontained. Fire Chief was okay with the area and the products being stored. Cross wanted to be sure that sales were for business and not the public. Hebert moved to send request to Public Hearing on December 13, Lamson seconded. Motion carried.

D) Proposal by Great Bay Marine to erect an 8,640 SF storage building. Chair. Hislop stepped down from discussion. Proposal involves his employer. Eric W. represented Great Bay Marina. He stated they were proposing a new storage building 48' X 180' for storage of boats. He provided an outline of the construction info and described the addition to the Board. The building will have slide by doors; 20' bays, will be locked and would have to have a key to get in. Board members had questions regarding use of building, fire detection and boundary lines. Fire Chief said he did have a concern that there was no fire detection at this time and would like to see a 2-year plan of how they are going to implement fire detection. Member questioned whether boats would be left outside, and Hislop stated that boats are not left outside the building. Pare was concerned regarding propane gas on boats and Hislop stated they had to adhere to D.E.S. requirements. After more discussion regarding access and fire alarm system, Lamson moved that proposal be placed on agenda for Public Hearing on 12/13. Frink seconded, motion carried.

Correspondence: Morgan advised Board that he had a request from Metcalf & Eddy regarding a feasibility study Senate Bill 70 - NH Seacoast Region Wastewater Management Study sponsored by Senator Russell Prescott. They are asking that the Town be involved with the study. Hebert questioned whether Town wanted to participate. Chair stated that the Selectmen would make ultimate decision. Hebert made a motion that we participate to any degree necessary. Lamson seconded, motion carried.

Tweeter Etc. sent request for advisement regarding water that is creating ponds in the parking lot of their store. After discussion, Morgan felt the Board bore some responsibility because they approved in 1996. He felt this was a public health issue in the summer. Hebert suggested Tweeter hire an engineer and then come before Planning Board with proposal.

Old Business: Chair reminded Board of request from Rockingham Planning Commission for Newington to pay its share of dues. What did Board decide?

There was discussion regarding budget and when Town would pay dues. Lamson thought we said we would pay dues next year. Hebert felt Board had decided to pay this year's and next year's. Hislop suggested the Board send a letter to the Selectmen asking if they plan to pay these dues. There was a lot of discussion regarding history of what the Town has done in the past. Hebert moved that Board sends a letter to Selectmen stating that we have voted to send money to Rockingham County Commission for dues for this year because we feel they provide a valuable service and that the Board will provide for payment in the Planning Board Budget for 2005. Discussion resulted in adding that Board would use any money in their budget that they can use to pay the dues for this year and ask that Selectmen advise if it is appropriate for the Planning Board to include in their 2005 Budget. Frink seconded. There was more discussion regarding whether Planning Board could pay this year's dues. Hislop read draft of letter that was to be sent to Selectmen last month asking that they pay for dues out of their budget for this year. After more discussion it was decided to send letter to *Selectmen asking that they look at the budget to see if the Planning Board has any monies available to pay this year's dues and whether it would be appropriate to include in Planning Board Budget in the future.* Cross has drafted a letter to go with the dues. Letter will be sent with deletion of last sentence and addition of above italicized wording.

Secretary's note: From minutes of 10/12/04: Hebert made a motion to pay the membership fee, Klanchesser seconded. Motion carried. Money will come out of Planning Board dollars.

Chair advised Board that he had a bill from Meridian for work they did for wetlands in the amount of \$286 and he was going to send check. Hebert moved that meeting be adjourned, Frink seconded. Motion carried, meeting adjourned at 9:20 p.m.

Respectfully submitted,

Sandra W. Sweeney
Secretary

