

Planning Board Members Present: Denis Hebert, Michael Marconi, Tom Bobotas, Cliff Abbott, Jack Pare, Peggy Lamson, Chris Cross (6:45 pm)

Also Present: Town Planner Tom Morgan

Commencement: Chairman Hebert opened the meeting at 6.32 pm

Housing: Informational session with the Workforce Housing Coalition

Lisa Henderson with Workforce Housing Coalition presented some reference materials to assist the Town in its response to Senate Bill 342. Ms. Henderson gave a brief overview of definitions and requirements of SB 342.

Also present was Dick Ingram, Director of the Housing Partnership who also serves on a committee tasked with making recommendations to the Portsmouth City Council regarding SB 342.

Mr. Ingram discussed the idea of mixed use development at Pease with retail space and 3rd floor residential workforce housing.

Chairman Hebert expressed the board's desire to continue conversations with the City of Portsmouth on this issue. He also asked if Mr. Ingram could provide the board with models of existing workforce housing.

Preliminary Discussions:

United Oil Recovery Re: Office Trailers

Don Littlefield of United Oil Recovery stated that they have office trailers that are 12 – 15 yrs old that they would like to replace with one 24 x 60 modular unit at the same location. The current tenant is Safety Kleen.

Discussion of the possibility of replacing the trailers with a more permanent structure and the tax consequences of a trailer as opposed to a permanent structure.

Chairman Hebert suggested the applicant consult with the fire chief and the conservation commission and return to the board's next meeting with alternatives containing a more permanent structure as opposed to a modular.

Westinghouse Re: erection of two temporary buildings

Andrew Rotondo, Plant Engineer, explained the need for 2 temporary storage buildings at 205 and 178 Shattuck Way.

Chairman Hebert asked how long the buildings would be needed.

Mr. Rotondo replied he would estimate 3-5 years. The customer requires the raw material and finished goods be kept inside. There will be no heat or ac in the buildings.

Pare suggested Mr. Rotondo consult with the fire chief to be sure the temporary buildings will not restrict access to any permanent structures.

Chairman Hebert questioned the height of the buildings and how the surrounding residential property would be affected.

Mr. Rotondo replied the height would be 27'.

Chairman Hebert asked the applicant to be sensitive to the surrounding residential property – and to consider the noise implications and what the buildings will look like from these properties.

Cross made a motion to send the proposal to public hearing on December 8th, Lamson seconded, all in favor – motion carries.

Other Business:

Justin Richardson spoke regarding a grant application he is preparing for the development of site plan regulations to address storm water impact. He would like the application to be submitted by the conservation commission and the planning board.

Pare made a motion that the board endorse the grant application to develop site plan regulations in conjunction with the conservation commission, Marconi seconded, all in favor – motion carries.

Design Review Guidelines – this item will be moved to the December 15th meeting

Transportation – Traffic cutting through Residential District

Discussion of traffic cutting through Newington to avoid backed up traffic to the bridge. A lot of traffic is getting on the last exit before the bridge.

Discussion of the possibility of moving the on ramp to go off of Patterson and then onto Woodbury Ave to then merge to the turnpike.

Cross will draw up a sketch with potential ideas.

Minutes of October 27th

Marconi made a motion to approve the minutes of October 27th, Pare seconded, Bobotas and Lamson recused themselves, all others in favor – motion carried.

Budget

Line items reviewed as follows:

Advertising 1,500, Computer 500, Engineering 15,000, FEMA Flood Mapping 1,000, GIS 1,000, Legal 12,000, Master Plan 1,000, Printing 1,000, Rockingham Planning 800, Secretary 3,200, Supplies 1,200, Training 1,000

Marconi made a motion to approve the budget in the amount of \$39,200, Pare seconded, all in favor – motion carried.

Pending Business:

- A) Signs in the Residential District and Other.
- B) One building per lot in the Office & Industrial Districts
- C) Restaurants
- D) Connecting to utilities
- E) Class VI Roadways
- F) Architectural Design Review Guidelines
- G) Parking

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

Meeting adjourned at 8:58 pm

Respectfully submitted,

Melia Michaud
Recording Secretary