

Planning Board Members Present: Denis Hebert, Peggy Lamson, Mike Marconi, Tom Bobotas, and Jack Pare.

Adelman Public Hearing: Applicant requested a postponement. Lamson moved to continue the hearing to January 12, Marconi seconded. All in favor.

Westinghouse Public Hearing: Westinghouse proposed the erection of a 100' by 116' temporary building at 178 Shattuck Way, Tax Map 20, Lot 3, and an 80' by 83' temporary building at 205 Shattuck Way, Tax Map 19 Lot 14. Andrew Rotondo presented the proposal. He met with the Fire Chief who required a 50-foot separation between buildings. No additional hydrants are needed. He also met with the Building Inspector. Hebert recommended another door for emergency egress. Rotondo said operations might be 24 hours per day. Hebert advised him to direct all lighting fixtures downward. Rotondo stated that there would be no manufacturing in these buildings, and that he anticipated that Westinghouse would need the buildings for no more than five years. Marconi inquired about the life expectancy of this type of building. Rotondo replied fifteen years. Hebert asked how the structure would be taxed. Marconi replied "as a shed." Morgan asked the board if these buildings are to be considered principal buildings or accessory structures. The board consensus was accessory. Hebert asked when occupancy is anticipated. Rotondo replied in the spring. Rotondo explained that the proposal for 205 Shattuck would be reconfigured so as to comply with the 50-foot separation requirement. The building will be narrower and longer, however the floor area will not exceed the advertised 6,640 square feet. Hebert asked about traffic and noise. Rotondo replied that no change is anticipated. Morgan confirmed that the Fire Chief is satisfied with the existing hydrants. Hebert sought public comments. There being none, he closed the public hearing.

Pare moved to approve the above referenced application, as presented, subject to the following stipulations:

- 1) The structures must be removed no later than May 31, 2014;
- 2) Additional emergency egress doors must be installed, said doors not to be blocked;
- 3) Lighting is to comply with the Site Plan Review Regulations;
- 4) Lighting is to be directed downward;
- 5) Noise is to be abated if it is too loud;
- 6) The proposal shall meet all fire and building codes;
- 7) The floor area presented shall not be exceeded; and
- 8) The buildings are to be used exclusively for storage purposes.

Marconi seconded the motion. All in favor.

Stormwater Regulations: Conservation Commission Chair Justin Richardson briefed the board on the grant application. He anticipates that Morgan will be working with the UNH Stormwater Center, and the finally language will be subject to Planning Board approval.

A 75-room **La Quinta Hotel**, at Tax Map 27, Lot 1-4, had been granted site plan approval on November 19, 2007. The architects made a slight adjustment to the buildings configuration that required the hotel to be sited approximately four to six feet closer to Shattuck Way. Jenn Viarengo of Appledore Engineering presented the plan. The floor area will increase by 1,000 square feet. There will be one less guest room. Access from Woodbury has not changed. The board reviewed architectural elevations. Marconi moved that the changes are so minor that the Planning Board would take no jurisdiction. Lamson seconded. All in favor.

Minutes of November 17, 2008: Lamson moved to adopt. Marconi seconded. All in favor.

Small Wind Energy Systems: Morgan distributed a proposed zoning amendment designed to comply with RSA 674:62-66. Morgan asked what areas of town the board wished to permit such systems. The consensus was the entire town, noting that much of the residential district would be disqualified due to its proximity to the airport. The board altered Morgan's proposal by extending the permitted area to the entire town (Section 2A), lowering permitted decibel levels to 55 (Section 3C), and assigning the Planning Board the role of ensuring the protection of wildlife (Section 3M). There was a difference of opinion as to whether RSA 674:63 allows the Town to mandate decibel levels of less than 55 in some parts of town where wind energy systems would be permitted. Morgan will seek guidance from the board's legal counsel. The board will take up the matter again on Dec. 15.

GSM Parcel: Morgan briefed the board on his meeting with PSNH and Appledore. PSNH is exploring the feasibility of constructing electrical substations on the GSM parcel off Gosling Road.

Adjournment: Marconi moved to adjourn. Pare seconded. All in favor.

T. Morgan
Loyal Sec'y