

Call to Order: Chairman Morton called the meeting to order at 7:20 P.M., Secretary was late for meeting. She apologizes! Board members in attendance, Chairman Morton, Town Planner Morgan, Board members Edna Mosher, Ralph Estes, Vincent Frank, and John Frink.

Correspondence: Town Planner Morgan stated there was no new correspondence other than request to him from Appledore.

Minutes: Edna Mosher moved that the minutes of March 19, 2007 be accepted. Vincent Frank seconded, motion carried.

Public Hearings:

A) Request by Gurubhai Khalsa to construct an enclosed entryway that would be setback less than the 40 feet from the road that is required by Article VI of the Zoning Ordinance. The property is located at 300 Little Bay Road. Tax Map 23, Lot 8.

Ms. Khalsa advised the Board that she would like to make a doorway. The house is old. She stated that the top and bottom apartments use the same entrance to go in and out of the house. She would like to construct an enclosed entryway. The new door would go upstairs. The house is on 2 acres of land.

There was discussion regarding location of entryway and how many steps there would be. Applicant stated there would be three steps and perhaps another two-three steps. After more discussion and clarification, Estes moved to accept request for doorway and steps. It does not protrude further than original house. Mosher seconded. Frink went through the five criteria. Motion carried.

B) Request by 30 Fox Run LLC to allow 191 parking spaces at the Chuck E Cheese building where Article IX of the zoning ordinance requires 293 spaces. The applicant proposes to establish a furniture store at the site of the old bowling alley.

Gregg Mikolaities, President, Appledore Engineering, Inc. and Chris Nash (ultimate owner of space) represented Fox Run LLC. Mr. Nash stated that the building was originally a skating rink. Currently Chuck E Cheese is located in the building. The bowling alley is no longer in the building. See letter attached to April 30 Board Meeting which outlines proposal from 30 Fox Run, LLC, Appledore Engineering, Inc. to build a partial mezzanine area.

1.

Bob's Discount Furniture is interested in the other part of building not occupied

by Chuck E Cheese. There was discussion concerning the mezzanine area and whether they would have to raise the roof to accommodate the mezzanine. Nash advised Board that the building is tall enough to accommodate the second floor.

After discussion regarding the number of parking spaces available for use and how many Bob's Furniture would require. Nash presented information regarding internal expansion to allow 100 parking spaces. There was discussion regarding entrance to store, hours of operation.

Chair asked if there were any more questions of the Board? Frank commented that most parking spaces were taken up by the bowling alley, so why should there be a change? This created more discussion regarding the number of spaces at the store in Seabrook. Nash thought they might have ten. He said the Seabrook store was very small, about half the size this store. The Newington store will be a medium sized store. The Chair asked if design team was satisfied with number of parking spaces. Frank stated this was a significant departure from the number of parking spaces required. Chairman Morton advised the staff the Town has a long-term lease with Chuck E Cheese, seven years. Bob's Furniture plan to have a 25 year commitment. Board asked how many employees and how many parking spaces? Applicant stated there would be 10-15 employees and perhaps 60 parking spaces.

Chair asked if there were any further questions? Estes made a motion to accept parking request, Mosher seconded. She stated that Appledore had already outlined request for variance. Discussion regarding how motion should be worded. Morgan suggested the Board drop that requirement, change of use would have to go to the Town anyway. There was further discussion. Mosher moved that Board accept applicant's outline of the 5 criteria, seconded by Estes, motion carried.

Applicant will now go before the Planning Board.

C) Request by Wilcox Industries for wetland setback and buffer variances from Article X, Sections 6 & 7 of the Zoning ordinance in order to allow an expansion of their facility at 25 Piscataqua Way.

Gregory Harville, President of Wilcox Industries stated they would like to add 4500 sq. ft. to the building. He advised the Board that they outlined the proposal to the Conservation Committee and they are tentatively planning to accept based the applicant's approval from the State. The applicant suggested the Board review Outline company has presented. This document provides Project summary, background of company, considered factors. The document also outlines the areas marked A-E, figure 1, company is looking at.

2.

Applicant will be going before the Planning Board in May.

Board asked how many jobs this would provide; applicant stated that there would be 30 - 40 new positions. Applicant stated the company is a Defense contractor. They design pieces of equipment. The Chair asked if the company was the inventor of this pieces of equipment and do they manufacture these at this site. Applicant said yes to both questions. He advised the Board there were no hazardous materials on site.

Chair asked if there were any more questions from the Board? There were none. Mosher made a motion to accept applicant's outline of justification of 5 criteria, Frank seconded . Motion carried.

Frank moved to adjourn, Mosher seconded, motion carried. Meeting closed at 8:30 P.M.

Respectfully submitted,

Sandra W. Sweeney, Secretary