

## **Zoning Board Meeting**

## **Minutes**

**June 1, 2009**

**Call to Order:** Chairman Morton called the meeting to order at 7:00 P.M. Board members in attendance: Edna Mosher, Ralph Estes, John Frink, Michael Marconi, Chairman Matt Morton and Town Planner: Tom Morgan.

**Minutes of January 12, 2009:** Mosher corrected page 2 by adding the word “to” to the third sentence. Motion was made to adopt the minutes as amended. All in favor.

A request from **Urstadt Biddle** and The **Birchtree Center** to allow a school for autistic children in the Commercial Zone at Newington Park, Tax Map 27, Lots 17 & 18. Attorney Pelech addressed the school issue. The building is approximately 80 feet wide and 400 feet long. Applying the Simplex criteria, Pelech asserted that the proposed use is reasonable. There would be a maximum of 35 students, and little traffic impact. The school is presently at Jewel Court in Portsmouth. Following due deliberation, the board voted to grant the request.

A request by **WalMart** for a variance from Article XI Section 3 of the Zoning Ordinance in order to allow 447 square feet of signage along the building’s Spaulding Turnpike façade where the ordinance permits a maximum of 75 square feet, Tax Map 19, Lot 1B. Following due deliberation, the board voted to grant the request.

A request by Thomas **Aspinwall** for a Special Exception pursuant to Article X Section 4C of the Zoning Ordinance in order to construct roads, access ways, and other infrastructure in wetlands; and a variance from Article X Sections 6 & 7 of the Zoning Ordinance for wetland setbacks and wetlands buffer disturbance in conjunction with the construction of a 10,000 square foot office building behind the Exit 4 Gulf Station, Tax Map 7, Lot 20, and Map 12, Lot 15. Following due deliberation, the board voted to grant the request.

A request from **Westinghouse** for variances from Article VI of the Zoning Ordinance (setbacks) and Article XIII (expansion of a non-conforming structure) for facilities at 178 Shattuck Way, Tax Map 20, Lot 3. Following due deliberation, the board voted to grant the request.

**Adjournment:** The meeting was adjourned at 8:35 PM.