

Meeting called to order by Chair Matt Morton at 7:00 P.M. Members in attendance were Ralph Estes, Russ Cooke, Jill Newick, Edna Mosher, Richard Ford and Town Planner Tom Morgan.

**Correspondence:** Morgan reported that there was no new correspondence to bring before the Board.

**Minutes:** The chair suggested action on the minutes of May 17 and June 21 be postponed until after the Public Hearings to give members an opportunity to read the minutes. Estes moved and Cooke seconded that minutes be tabled until the end of the meeting. The motion carried.

**Public Hearings:**

A) A request by GP Gypsum for a variance from Article VI and Article XI of the Zoning Ordinance in order to erect off-premise directional signs along Shattuck Way, on Tyco property and by Exit 4. Dan Threton of GP advised the Board that the closing of Old Dover Road to truck traffic onto Shattuck Way has created a problem for trucks going to GP. Trucks can take Exit 4 to Shattuck Way to Avery Road and they can come through Portsmouth to Piscataqua Drive to Shattuck Way. Because there are no signs showing location to GP, trucks are getting lost and going into Tyco. The only sign showing location of GP is still on Old Dover Road, a road, trucks are not allowed to travel. The company can't keep up with educating drivers because of driver turn over. Drivers end up getting lost. In an effort to ease the problem of lost trucks, the company has sent a memo to companies to advise trucks the route they should use. All companies get a letter annually or more often. The company's hours of operation are 24 hours a day and trucks are normally travelling during daytime hours. Company is trying to funnel traffic through Exit 4 because when they go Piscataqua Road trucks tend to go to Tyco. GP would like to put up two signs, one at Exit 4 and one at Piscataqua/Avery Road between the power plant and Westinghouse. Applicant would like to put signs on Town property and would like sign near River Road sign. Applicant proposes a 4 square-foot directional sign. The ordinance does not allow signs on anyone's property but the company's own property. There was discussion regarding the need for signage for other companies. The Board felt the Planning Board should look at ordinance regarding Directory signs. Applicant stated they would not have a problem sharing a directory sign with other businesses. Board felt there should be a stipulation that the applicant's signs would be removed when the Planning Board makes a change in the ordinance. There was discussion questioning the need to have signs at both ends of road. The Chair felt the Board had an obligation to address the issue until the Planning Board has had an opportunity make changes. He stated it gives the applicant relief and benefits the public. Board members agreed there was a need for a sign and that the Board needed to take action until the Planning Board could address the issue. Ford made a motion to allow two signs be erected with the stipulation that the Building Inspector and Chief of Police

recommend location of signs. There would be two signs, one foot x four feet, 10 feet high at Exit Four and Piscataqua Road. Approval would expiration March 2006. If the Planning Board does not act on variance by that time, the applicant would have to come back to the Zoning Board. Estes seconded the motion. Board reviewed five criteria, request met all criteria; motion carried. Applicant stated he would have to contact Dig Safe before erecting signs.

B) A request by Todd Gagliano for a variance from Article VI of the Zoning Ordinance in order to re-locate a septic system at 101 Patterson Lane, Tax Map 14, Lot 14. Applicant advised Board that he originally bought home in the Spring of 2004 as a summer property. They enjoyed the location so much they sold their home in Newmarket and are now living full time in Newington. The septic system currently handles 75 gallons daily. At the present, this system is sufficient, however, with 3 adults and 2 children, at some point it may not be enough. Applicant had a septic engineer survey property. Area will not accommodate a regular system. Applicant would like to put in a new type of septic system. The company has installed 100 of these systems in NH. It consists of a bio-con tank attached to a small leach field. Soil will have zero slug. Leach field would be smaller than the one they have now and would be moved further from the river toward the Leclerc's. This system has to be inspected every 2½ years. System would accommodate a 3-4-bedroom home. Existing system has a 1000-gallon fiberglass tank. Neighbor Norm Leclerc, who lives next door at 105 Patterson Lane has no problem with the system. Jeff Lundgren, whose home is on the other side of the applicant's home also stated he had no problem with the request. He felt it would be an upgrade. Chair asked if there were other companies who did this type of work and applicant said he did not know. Request would require a setback variance. After discussion, Estes moved that variance be accepted for set back, Cooke seconded. After review of the five criteria, Board felt request met all criteria, motion carried.

New Business: Morgan advised Board that a realtor has come to him with plans for the Star Center. Applicant was advised they would need a variance.

Jill Newick moved, Richard Ford seconded that meeting be adjourned. Motion carried, meeting adjourned at 8:20 P.M.

Respectfully submitted,

Sandra W. Sweeney  
Secretary

