

Planning Board members present: Chairman Robert Brown, Vice Chair Sue Foote, Keith Fowler, Dick Dodge, and Mike Lowry

Economic Development Committee members present: Bruce Brown and Sue Sophie

Others present: Building Inspector Paul Garand and Town Planner Tom Morgan

Commencement: Joint meeting was opened at 6:02 p.m.

Proposal to increase building height limits in the Zoning Ordinance: PB Chairman Brown asked about utilizing impact fees to fund the acquisition of a platform vehicle for the Fire Department. Morgan replied that it is a viable option, but a very complex one. Dodge inquired about the nuke plant's fire fighting capabilities. The board reviewed the letter from Fire Chief Brown indicating that the present ladder truck could pull someone out buildings as high as 50 feet.

Foote proposed a telcom tower at the sewer plant. Morgan asked if a camouflaged tower is what she had in mind. Foote replied in the affirmative, indicating a preference for a fir tree motif. Garand suggested adorning the fake tree with a fake bird, an owl perhaps, with eyes that glow in the dark.

Bruce Brown inquired about wetlands at the Route 107 & I-95 site. Garand inquired about Prime Wetland designations. Foote indicated that the Conservation Commission is not presently inclined to pursue Prime designation.

Bruce Brown, Robert Brown, and Paul Garand all agreed that raising the height limit in Zone 2 from 35' to 50' would be a tough sell at Town Meeting. Foote speculated that a 50' height might be palatable if a 150' setback is required.

Some board members predicted that Bailey's would shut down during the next two years. That facility employs 200.

Sue Sophie stated that a hotel/conference facility would be desirable.

PB member Peter Evans and Town Engineer Mike Fowler arrived.

Planning Board Minutes: minutes of the PB meeting of October 21 were accepted on a motion by Foote, seconded by Fowler. Foote expressed appreciation for the many illustrative minutes by former PB Secretary E. Sanborn. All in favor except Dodge who abstained.

#3-23 Proposal by Gail & Douglas Hersey for a two-lot subdivision at 38 Rocks Road. Gail Hersey presented revised plans that addressed Morgan's comments of October 1. Mike Fowler noted that the proposed utility configuration is very cumbersome. Easements would be required. Keith Fowler would like to hear from the Water & Sewer Superintendent.

No abutters spoke. No easement was presented by the applicants. Citizen Boyd recommended against a sidewalk.

K. Fowler moved to waive the sidewalk requirement. Lowry seconded. All in favor except Evans.

K. Fowler moved to waive the 100' box requirement. Lowry seconded. All in favor.

Mike Fowler will calculate an appropriate bond. The board advised the Herseys to meet with Warner. Keith Fowler moved to continue this public hearing on November 18. Evans seconded. All in favor.

#3-30 Proposal by Seabrook International to expand their industrial building at 15 Woodworker's Way. The applicant, Oldenfield, and his engineer, Jessica Winston, presented the revised plan. The requested changes to the plan have been made. Mike Fowler recommended a bond of \$5,000 to cover wetlands protection measures.

K. Fowler moved to require a \$5,000 self-calling bond, 2 year term. Foote seconded. All in favor. Foote moved to approve the site plan. Fowler seconded. All in favor.

#3-31 Proposal by Bruce & Cynthia Brown for a lot line adjustment and an 8-lot subdivision at 31 Adams Avenue. Henry Boyd of Millennium Engineering presented the plan and immediately took exception to two of Morgan's comments in his memo of October 1. Morgan took exception to Boyd's exception. Morgan then cautioned Boyd that the acting secretary is inclined to write down exactly what is about to be said.

Boyd conceded that Warner is correct about the drop inlet. That has been corrected.

Boyd requested a waiver from the topo and drainage analysis requirements. Foote observed that the roadway cross-section still depicts the earlier origami lot configuration. Boyd attributed this oversight to an inattentive Millennium employee.

Boyd raised the issue of permanent wetlands markers, and stated that the plan's note #6 addresses this. Foote indicated that she is satisfied with Millennium's response.

Evans asked Boyd if, in his professional opinion, there would be an adverse drainage impact. Boyd replied "no, not huge".

Abutter Janet Dow asked how the ledge will be removed. Boyd replied that ledge would be avoided as much as possible. Suzanne Griggs asked if the dwellings would be single-family. Bruce Brown replied in the affirmative.

Evans moved to waive the topo requirement. Lowry seconded. All in favor.

Evans moved to waive the drainage analysis requirement. Lowry seconded. All in favor.

Evans moved to require a self-calling bond in the amount of \$41,800, two year term. Lowry seconded. All in favor.

Evans moved to approve the subdivision conditioned upon corrections to the roadway profile in order to eliminate the origami. Lowry seconded. All in favor except Fowler who abstained.

Quan's Getty: The applicant was not present.

Jutras request to amend his site plan. The applicant was not present. Garand stated that the approved plan has not been followed, specifically in regards to granite curbs, sidewalks, and parking. The board asked the Town Engineer to inspect the site and report back.

Procedures: The board discussed the requirement that State permits be received before an application is placed on the agenda for formal review. It was noted that the Wetlands permit for Lowe's is not expected until April 2004. Regarding large projects, Evans expressed a preference for informal sessions prior to formal reviews. Foote cautioned that if the PB disagrees with DES, the applicant may have to start the DES process all over again. Chairman Brown would like to notify abutters. Foote suggested removing the wetlands permit as a prerequisite for formal review. Brown and Garand disagreed.

Attorney John Daley stated that the PB has no legal basis to decline to commence a formal review of Lowe's. Morgan disagreed, citing RSA 676:4 and the board's consistent manner in which they have adhered to their written policy. Morgan advised the board that whatever policy might be adopted this evening, that the policy should be applied equitably across-the-board.

It was suggested that the regulations be revised to require that large projects go through an informal review first. Alas, how does one define "large"?

The consensus of the board was that Pineo and Lowe's will commence formal review on December 16, and that the Gove Road retail proposal and the Rocks Road hotel will be scheduled for January 20.

Proposed Water Connection Regulation: Foote stated that lawns are the worst water hogs there are. After some discussion, Foote moved to adopt the regulation. Evans seconded. All in favor.

Master Plan recommendations: The board decided to take up zoning proposals on November 18 and all other proposals on December 2.

Height limits in Zone 2 (change from 35' to 50'): Foote moved to post the proposal for a public hearing on December 2. Dodge seconded. All in favor.

Roadways: Board reviewed memos from the Town Manger and Public Works Manger and made the following decisions:

- **Butland Way:** Fowler moved to direct Morgan to draft an appropriate letter to Mr. LaPere and Mr. Deschenes. Chairman Brown will sign the letter. Foote seconded. All in favor.
- **Whitaker:** Place on file.
- **Viola & Kaleb:** Chairman Brown gave the board a status report.
- **Austin Way:** Wanda Merrill spoke on behalf of developer Charles Bagley, Jr. Mr. Bagley will meet with John Starkey on November 5. Chairman Brown noted that one problem on Austin's is caused by a homeowner's driveway that interferes with proper roadside drainage. The board agreed to take this matter up again on November 18.
- **Dandiview:** The board directed Morgan to write an appropriate letter to Mr. LePere. Chairman Brown will sign the letter.
- **Susan Lane:** The board directed Morgan to write an appropriate letter to Mr. Watts. Chairman Brown will sign the letter.

Other Correspondence: Morgan distributed various and sundry correspondences, and two modest bills.

Driveway Permit Applications:

- **Janvrin** off Mill Lane. Abutter Mike Meldrim stated that the driveway has already been built, and that it is actually on his property. He has a survey to prove that assertion. Foote moved to defer action on this application pending a review of the survey on November 18. Lowry seconded. All in favor.
- **Grady Builders** at 21-23 True Road. Fowler moved to approve. Foote seconded. All in favor.

Adjournment: The meeting adjourned at 9:32 PM.

Respectfully submitted,

T. Morgan
Overworked Sec'y