

Call to Order: Chair Hislop called the meeting to order at 6:38 p.m.

Present: Chair Sandy Hislop, Chris Cross, Denis Hebert, Peg Lamson, Vincent Frank, Jack Pare. Also in attendance, Tom Morgan, Town Planner and Cos Iacovozzi, Selectman.

Minutes: Hebert moved and Lamson seconded that the minutes of July 25, 2005 be accepted as written. Motion carried. There was discussion regarding the July 11, 2005 minutes that were accepted at the last Board meeting. Hebert was concerned that it might be construed that he and/or the Board was prejudice toward Portuguese. He asked that the record show that was not so. Record noted.

Correspondence: Morgan stated that he had a reminder note from the City of Portsmouth about their invitation to join them on September 29 over at the Trade port to hear a presentation at 7:00 P.M. in the Boardroom of PDA. Chair announced that he had copies of the minutes of the State meeting were available.

Public Hearings:

A) Proposal by Westinghouse to reconfigure a parking lot next to their primary facility at 178 Shattuck Way. Representative stated he was there to present the proposal that was presented last month with some changes that were recommended. He outlined paved area, showing striped area and pavement and catch basin area where water will be able to drain. He also outlined where sidewalks will be. Hislop asked if trucks were going to be able to turn in this area and the applicant said they would. Hislop felt that the changes they had made were very good ones. Board members all agreed. Public Hearing was closed. Chair asked if there was any discussion. There being none, Pare moved and Lamson seconded that proposal be accepted. Motion carried. Morgan advised Board that the he suggested the company advise the Board of a proposal they would like to present in the near future. Representative outlined to the Board a storage area that they would like to construct that would replace the inadequate space they presently have. After much discussion, Morgan advised the members that the applicant would have to come before the Board. He felt that it would improve the situation. He stated in any event they would be coming before the Board next month. It was just a matter of whether the Board wanted to have preliminary discussion or go to Public Hearing. Lamson moved and Pare seconded that the request go to Public Hearing next month. Chair asked if there was any discussion. Hebert had concerns about setback issues. Morgan stated that unfortunately the building predates the setback and Westinghouse can't really do anything about that. Applicant outlined the fact that the new storage area was further back than the current. Hislop asked all those in favor that proposal go to Public Hearing in September, motion carried. Proposal will go before the Board at Public Hearing on September 12.

B) Proposal by GP Gypsum to reconfigure their storm water infrastructure at 170 Shattuck Way. Applicant outlined plans to reconfigure their storm water infrastructure. Lamson had questions regarding swales and impact. Members had discussion regarding driveway around building and whether they needed to go before Zoning Board regarding setback issues. Morgan referenced Article II and Article VI and advised the Board they were going before the Zoning Board on August 15. Members had more discussion regarding concern of increased runoff. Member asked if Board could give conditional approval based on decision of ZBA. Morgan said that was possible. Hearing closed to the general public. Jack Pare made a motion, Peggy Lamson seconded, and that proposal is approved pending approval by the ZBA. Motion carried.

Preliminary Discussions:

A) Proposal by Shattuck Way Associates to construct two 16,000 square foot professional office buildings at 101-133 Shattuck Way. Gregory Kirsch, Real Estate Attorney from Belmont and one of the owners of Shattuck Way Associates Gave overview of site plan for what is a rather odd shaped long piece of property. They proposed to build to medical office buildings on the piece of property and he presented a picture of what they would like the proposal to look like. What he is looking for tonight is the Board's feedback. The proposal is for two one story buildings with parking on each side to allow people to access offices easily. He outlined an isolated wetland that would be in one of the driveways and a wetland that is to the side of the property. The applicants will be going before the Conservation Commission on Thursday. Ms. Lamson advised applicant that Mark West would be there to listen to their proposal and offer comments and hoped they would have a landscaping proposal ready for that meeting. They will be going before the Zoning Board next week seeking variances to some setback requirements. Variances are being sought because of the long shape of the property and the difficulty to build something in that area that would be attractive to the medical field. The applicant was looking for feedback from the Board. There was discussion regarding issue that only one building is allowed on a piece of property. Several suggestions were made. Board members liked the proposal; the issue was that two buildings were being proposed on the one piece of property. Perhaps the Board needs to look at requirements in this area. The applicant the Board for their suggestions and hoped this would spur development of this type. Vincent Frank moved and Peggy Lamson seconded, that the proposal be sent to Public Hearing on September 12. The motion was carried.

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- B) Proposal by Cathartes Investments to establish a retail use in the Chucky Cheese Building off Fox Run Road. Applicant outlined plan to convert the bowling area into retail store. Applicant outlined plans for parking, storage area and where the loading dock would be located. There are no plans to store items in trailers outside of the building. Applicant has store in Salem and wants to expand to the seacoast area. The idea of the store is similar to Christmas Shoppes although items are of higher quality. After more discussion, Morgan suggested that the Board send request to Public Hearing in September. This will give applicant time to go before the Zoning Board. Lamson moved that the Planning Board waive the requirement to -----? and that the request for Public Hearing goes before the Board on September 12. Pare seconded, motion carried.
- C) Proposal by Rockingham Electric to expand their parking lot at 437 Shattuck Way. Applicant outlined proposal to improve customer and employee parking. Want to put up a ten foot fence in the back which would separate truck delivery traffic from the other parking. Applicant stated he will need to go before the Zoning Board for setback variance. Hislop asked what the setback would be and whether the State road construction would impact this request. Applicant said they were sending a copy of their proposal to the State and were hoping they would upkeep the right-of-way to their property. Cross had questions regarding tractor trailers going onto the property and how that would happen. Cross had concern regarding drainage of water. After extensive discussion regarding impact to swales, what applicant had planned to propose to address these issues, Peg Lamson made a motion to bring proposal to a Public Hearing on September 12. Jack Pare seconded, motion carried. Barbara McDonald, a member of the Conservation Commission asked that applicant bring a list of questions asked tonight with responses, so the Public would be aware of concerns and discussion held tonight. Applicant said that he would do that.

Chair Hislop advised the Board that he would not be available for the Board meeting on September 12 and he did not think Co-Chair Hebert would be available either. Board agreed to move the meeting to September 19, Morgan will notify applicants of this change.

Hislop asked if Board wanted to address pending business and the Board agreed to hold these items for the working session on August 22.

Cross moved and Lamson seconded that meeting be adjourned at 8:40 P.M.

Respectfully submitted,

Sandra W. Sweeney, Secretary