

PLANNING BOARD MINUTES
APRIL 1, 1998

ROLL CALL: Bruce Richardson-Chairman-Excused
Thomas Case-Vice Chairman-Present
Bernie Rouillard-Secretary-Present
Alan Kachanian-Regular Member-Excused
Wayne Morris-Regular Member-Present
John Spinney-Regular Member-Present
David Dubay-Alternate-Excused
Charles Sweetser-Alternate-Excused
Russell Wilder-Alternate-Present
Margaret Crisler-Selectman-Present
Galen Stearns-Selectmen's Alternate-Present

Mr. Wilder replaced Mr. Richardson on the Board.

BUSINESS: Mr. Rouillard motioned to accept, as written, the minutes of March 18, 1998 and Mr. Morris seconded. Passed. (5-1, Mr. Spinney abstained) Mr. Rouillard motioned to accept, as written, the minutes of March 25, 1998 and seconded by Mr. Spinney. Passed unanimously.

Mr. Rouillard reported on the Conservation Commission meeting and a site walk will take place at the end of Bayberry Road, April 4, 1998, 8:00 A.M.

CORRESPONDENCE: Victory Auto Sales requested a waiver from site plan application. Mr. Turner reported the site was in violation of it's approved site plan. The applicant will need to file formal site plan application with engineered plans.

Notice received from the Office of State Planning regarding a planning conference, May 30, 1998, in Concord.

Letter received from Bernard Campbell, Town Counsel, requesting a meeting with the Board concerning litigation. The Board will meet with Atty. Campbell on April 15, 1998, at 7:30 P.M.

Mr. Case reported on the MPO meeting to be held at the Atkinson Town Hall.

Mrs. Crisler reported the new chairman of the Board of Selectmen is Charles McMahon and the Selectman alternate to the Planning Board is Galen Stearns.

Langdon/Range Road:Mr. Turner reported the Town Administrator has sent a letter to the state DOT requesting a meeting regarding this intersection.

Mrs. Crisler discussed the need for a site walk of Castle Reach in the near future.

Mr. Case reported on the Water Supply Needs Committee and will post the next meeting.

LAWLOR LOT LINE CHANGE (21-K-100/102) - PUBLIC HEARING

Mr. Turner, Director of Planning & Development, noted the plan conforms to all subdivision and zoning requirements. Mr. Rouillard motioned to accept the plan for public hearing and Mr. Spinney seconded. Passed unanimously. Mr. Aspinwall, of Edward N. Herbert Assocs., Inc., presented the proposed lot line change between lots 21-K-100 and 21-K-102. Lot 21-K-100 will transfer 2.5 acres to 21-K-102. State subdivision approval has been received for lot # 21-K-100. The larger lot, 21-K-102, does not require state subdivision approval. Mr. Aspinwall reviewed the topography and soils mapping. The soil study was done in 1995, by Mary Gospadarek, when the original subdivision was done. The bounds need to be set. Mr. Wilder question the WWPD line in the small pond area on the plan. Comments were read from the Fire and Conservation Commission with no objections noted. The plan was signed by both owners. Mr. Spinney motioned to approve the plan as presented subject to the setting of the bounds. Mr. Wilder seconded. Passed unanimously.

FRITSCHY SITE PLAN (11-C-180) - CONCEPTUAL

Mr. Turner reported lot # 11-C-180 is in site plan violation. When the new owners purchased the property, 75 Indian Rock Road, the house was being used as a residence and is zoned commercial. When Mr. Fritschy changed the use to commercial he needed to apply for site plan approval. Mr. Fritschy requested a waiver of the site plan requirements. Discussion followed on the number of employees and the poor sight distance of the driveway onto Route 111. Mr. Wilder motioned to not grant the waiver for site plan of 75 Indian Rock Road as requested April 1, 1998 and require a site plan. Mrs. Crisler seconded and passed unanimously.

DESIGN REVIEW - WORKSHOP

The Board held a workshop on the text of the proposed design review guidelines as presented by the Community Stewardship Committee. Mr. Turner will check other towns as to the process and implementation of design review on commercial sites. Mr. Case thanked the committee, Mr. Jack Gattinella and Mrs. Crisler for all their hard work on this document. Mr. Morris motioned to agree to adopt the Design Review Guidelines based on the document provided by the Community Stewardship Committee and Mrs. Crisler seconded. Discussion followed on the motion and the motion was withdrawn. Mr. Morris motioned to move forward with adoption of the design review process and Mrs. Crisler seconded. Passed.

Meeting adjourned 11:00 P.M.

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