

**PLANNING BOARD
MINUTES OF MEETING
MAY 9, 1995**

MEMBERS PRESENT: Brian Preston, Martin Smith, Bob Corsetti, Mike Bobinsky, Lionel Martel, Ronald Cole, Bob Belmore, Reuben Hull

MEMBERS ABSENT: Paul Beecher, Charlie Reynolds, Scott Rawding

STAFF PRESENT: Steven Stancel, Planning Director and Jacqueline Freeman, Recording Secretary

Chairman Cole brought the meeting to order at 7:03.

ITEM #1: Approval of minutes.

Bob Corsetti made the motion to approve the minutes.

Brian Preston seconded.

VOTE U/A

ITEM #2: Consideration and acceptance of an application for a major subdivision of land for George Parsons, Assessor's Map A, Lot 36, zoned R-40, located on Varney Road. (8 lots) P95-14

Kevin McEneaney represented the Parsons. He stated the total lot size is 58 acres. He added that the Parsons live on lot 2 and lot no. 8 consists of 38 acres. He said there is also a lot line adjustment with this plan. Rather than leave a sliver of land next to the road it will be conveyed to Mr. White. All the lots will have wells and septic. He added that all the TRC items have been addressed. He went on to explain the drainage. He said Engineering had no problem with the 8% grade of the road. Kevin said that he is asking for a waiver of the 6% grade. Kevin said the 8% grade is for about 210 feet. Kevin added that the only item they don't go along with is to have set driveways. He said he wanted to leave that open and let each person come in for his own driveway permit.

Reuben Hull said he had concerns with the ice on the road in the winter and felt there should be signs.

Mike Bobinsky made the motion to accept the application.

Bob Corsetti seconded.

VOTE U/A

The public hearing was opened.

There were no comments

The public hearing was closed.

Bob Belmore made the motion to approve with the following conditions:

1. Add the owner's signature to the plan.
2. Add the NHWSPCC approval number to the plat.
3. Obtain drainage easements from Lot A-36D, Lot A-36D-1, and future Lot 1 and show same on plan.
- 4 The developer provide the City with 2 street warning signs.

The Planning Board approved the 8% road grade.

Bob Corsetti seconded.

VOTE U/A

ITEM #3: Consideration and acceptance of an application for a Conditional Use for Northern Utilities, Inc., (Owners, Heirs of S.G. Janetos and Cochecho Country Club) Assessor's Map N, Lots 13 & 14, zoned R-12 and RM-12, located on Gulf Road. P95-15

Ed Wencis, Engineer for Northern utilities, stated this gas line is for Dover, Rochester and Somersworth. He said the existing 4" gas is 1958 vintage. He said the cities and towns are growing and they want to maintain the supply. They have permits from the Army Corps of Engineers and NH Wetlands and a State Water Quality Certificate. He stated they are replacing the existing 4" line with an 8" line. He added that every abutter has been notified and the disturbed area will be restored to it's natural state.

Lee Martel asked who will be supervising this project to make sure that proper restoration is completed.

Ed Wencis stated that the Army Corps of Engineers makes periodic field monitorings and the State Wetlands Board also monitors.

Steve Stancel stated that Building Inspection and Engineering will also be conducting inspections.

Bob Belmore made the motion to accept the application.

Mike Bobinsky seconded.

VOTE U/A

The public hearing was opened.

Mr. Janetos stated he is concerned with the plastic silt fencing that was erected and he asked if they could remove the brush.

Ed Wencis stated that the silt fence is mandated but will be removed and vegetation will be restored when the project is over. He said that they can remove the brush.

The public hearing was closed.

Bob Belmore made the motion to approve with the condition that all general and specific conditions of the US Army Corps. of engineers permit, the NH Wetland Board permits, and the NH DES Water Quality Certificate be strictly followed.

Lee Martel seconded.

VOTE U/A

Ed Wencis said they will have to cross the Cochecho River and in the essence of time they will tentatively be submitting for the river crossing in August. He added that the Army Corps of Engineers and the Wetlands Board will have their applications in hand by August 1st.

Steve Stancel said that the application can be approved but not formally until all permits are in hand.

ITEM #4: Old Business

a. Request for a 6th one year extension for Strafford Appliance Co.

Steve Stancel said the site plan is for a 7,000 sq. ft. addition to Strafford Appliance. He said that it does meet with the criteria for an extension and the Planning staff feels it should be extended.

Bob Belmore said he was concerned with something that was approved 6 years ago and said that someone from Strafford Appliance should be present.

Lee Martel felt they should come before the Planning Board and let their intentions be known.

Bob Corsetti said that the extension of approvals are too short. They should be good for a few years.

Bob Belmore said that the approval could be good for longer than one year. He said he doesn't want to incur any extra expense to the applicant but it would be a nice gesture to re-notify abutters. He said he would like to pursue 3 year approvals.

Lee Martel said the Planning Director should come up with an extension plan and the Board will work off that.

Martin Smith made the motion to allow the extension.

Lee Martel seconded.

VOTE U/A

Bob Belmore - Abstained.

Ron Cole stated there will be a workshop under Old Business at the next meeting to discuss extensions.

b. Discussion of City wide survey.

Kelly Meyers, UNH Survey Center, gave a presentation on the results of the City wide survey. He said the response rate was 74 or 75%. He said he is 95% confident that the actual results are + or - 4%. Kelly said that the information can be sorted out by Wards and by Census Tracts.

ITEM #5: New Business

There was no new business.

ITEM #5: Adjournment

Bob Belmore made the motion to adjourn.

Bob Corsetti seconded.

VOTE U/A