



VOTED to **grant** site plan approval subject to the following stipulations:

**From the Technical Advisory Committee:**

1. That an amended Conditional Use Permit be granted by the Planning Board as may be appropriate;
2. That the drainage swale be 2' above the water table; otherwise, under drains shall be installed;
3. That the gate for the gravel access road be moved toward the east; and,
4. That the 10" water main extension going up Mangrove Street tie into the existing 10" line on Spinnaker Way

**From the Traffic/Safety Committee:**

- That Kearsarge Way be widened to accommodate separate left and right turn lanes as well as safe turning movements for WD50 trucks with the improvements to be approved by the City Engineer; and,
- That the Kearsarge Way and I-95 ramp traffic signals be physically interconnected

with the modification that the applicant pay his fair share of those two suggested improvements so that the traffic situation is equal to or better than the current situation.

With regard to the issue of the water line, the Board stipulated that the Water Department review the request for an independent engineering analysis with a report back with the Board accepting the alternative the Water Department suggests.

A further stipulation from the Planning Board was that all off-site improvements be completed before a Building Permit is issued.

During the course of discussion, it was suggested that one handicapped accessible parking spot be moved closer to the building. Furthermore, it was noted that any plans for an emergency generator or air conditioning units should be reviewed by the Board as an amended site plan.

.....

C. Public comment and input is invited on a **City Council Referral** involving the request of **1950 LLC** to rezone a 27 acre parcel (to the rear of Ralph's Truck Sales) located off **Lang Road** from an Office Research designation to a Garden Apartment/Mobile Home designation. Said property is shown on Assessor Plan 291 as Lot 1-1.

VOTED to direct the Planning Department to present its final report at the May 16, 2002, meeting. The report is to include a comparison on tax value between and Office Research and Garden Apartment Mobile Home districts. Also that the issue of affordable housing be reviewed and the feasibility of an overlay district.

.....

D. The application of **Tucker's Cove, LLC**, owner, for property located off **Odiorne Point Road** wherein Preliminary and Final Approval is requested for a lot line relocation whereby Lot 23 would have a lot area of 58,095 s.f. ± and Lot 24 would have a lot area of 46,860 s.f. ±. Said property is shown on Assessor Plan 224 as Lots 10-003 and 10-004 and lies within a Single Residence A district. Plat plans are recorded in the Planning Department office as 6.1-02.

VOTED to **grant** Preliminary and Final Approval of the lot line relocation subject to the stipulation that permanent boundary monuments be established as per the requirements of the Public Works Department and the stipulation that it be verified that the agreement between Seacoast Mental Health and Robert Shaines will not be affected by this lot line relocation.

.....

E. The application of **Tucker's Cove, LLC** for property located at **1177 and 1179 Sagamore Avenue** and off **Odiorne Point Road** wherein Preliminary Approval is requested for a lot line relocation whereby Lot 10-001 would have a lot area of 127,572 s.f. ±, property located at 1177 Sagamore Avenue would have a lot area of 32,737 s.f. ±, and property located at 1179 Sagamore Avenue would have a lot area of 17,890 s.f. ±. Said property is shown on Assessor Plan 224 as Lots 12, 13 and 10-001 and lies within a Single Residence A district. Plat plans are recorded in the Planning Department office as 7.1-02.

VOTED to **table** the application to the May 16, 2002, meeting. The tabling motion was made at the request of Michael and Nancy Bertogli to allow the affected parties to address outstanding concerns.

.....

F. The application of **Gerald E. Eaton for Phyllis Martenson**, owner, for property located at **384 Lang Road** wherein Preliminary and Final Subdivision Approval is requested whereby an existing 10 acre lot ± would be subdivided into two lots with Lot A containing the existing two-story wood frame dwelling with garage and having a lot area of 1.135 acres ±; and, Lot B having a lot area of 9.471 acres ±. Said property is shown on Assessor Plan 289 as Lot 8 and lies within a Single Residence B district. Plat plans are recorded in the Planning Department Office as 8.1-02.

VOTED to **grant** Preliminary and Final Subdivision Approval subject to the following stipulations:

1. That the Board of Adjustment review and approve this request relative to access and continuous street frontage; and,
2. That permanent boundary monuments be installed as per the requirements of the Public Works Department.

.....

At approximately 10:30 p.m. VOTED to recess the meeting to April 25, 2002 at 7:00 p.m.

Respectfully submitted,

Barbara B. Driscoll  
Acting Secretary for the Planning Board

