

Present: Denis Hebert, Jim Leger, Peggy Lamson, John Welch, Cosmas Iocovozzi.

Absent: Marlon Frink, Larry Upson, Barbara Hill.

In the absence of Chairman Frink, Vice Chairman Denis Hebert took the chair.

Minutes: Minutes of meeting held December 11, 2000, could not be accepted as a quorum of those present at that meeting were not available. Denis Hebert asked that his name be added to those absent from that meeting.

Correspondence:

Copy of memo from Chairman Frink to Selectmen re: the Kimball driveway on Mott Cove which is in violation of the ordinance and advising what options are available to correct the problem.

Letter to Peter Griffin, Great Bay Marine, advising what items of information the Planning Board requires in order to review application for re-zoning.

Ref. A letter from Peggy Lamson to State DES regarding her concerns about the proposed pipeline from Sprague River Road to Newington Energy LLC. Denis Hebert advised that EFSEC is deciding jurisdiction in this matter and it is on record that the Town has asked for intervening status on any review of the project.

Board agreed to take up a New Business item at this time.

Proposed Bus Stops:

A representative of COAST bus service was present to brief Board on the proposed routes and stops in Newington. Board was advised that the owners of the Fox Run Mall have asked that the present bus stop outside the Food Court be moved and this has prompted some rerouting.

Included in the proposed changes is an access to the Mall through a private way between the Olive Garden and NTW and place a bus stop near Barnes & Noble. COAST - property owners are in negotiations.

Board proceeded to review the proposed routes throughout Newington and into Portsmouth including stops that will service the new Wal-Mart store.

Following review and discussion of the plan it was moved by Jim Leger, seconded by Peggy Lamson, to endorse the COAST Route II proposal. Motion carried.

Old Business:

A) Mott Cove as-built plan.

Board reviewed plan for completion and the following items noted:

An area of the roadway at bottom of circle was dug up by a plow and needs to be patched.

Drainage easements to the Kimball lot need to be recorded and a copy to the Town.

A catch basin in center of turn-around needs to be cleared.

The Whitehouse mail box on Fox Point Road needs to be moved to Mott Cove Rd.

The center of the turn-around needs maintenance prior to the town accepting the road

The issues of accepting the road and the Kimball driveway violation are two separate issues - the Selectmen will handle the zoning violation.

Denis Hebert stated that he would rely on Planner Tom Morgan and Building Inspector Doug George to see that the as-built plan depicts all of the requirements of the Planning Board.

It was moved by John Welch, seconded by Peggy Lamson, to accept the Mott Cove as-built plan contingent upon the two easements to the Kimball lot being recorded. If there are any changes plan will be modified and reviewed by Board.

Motion carried.

B) Dumpling Cove as-built plan:

(Cosmas Iocovozzi arrived at this time)

Board reviewed the plan and noted the following:

Drainage easements need to be extended to allow town access to outflows. Also, need easements for access to the various utilities. Stated that this is also a requirement for the Mott Cove subdivision.

Plan needs to show underground utility conduits.

Maintenance of turn-around in cul-de-sac needs to be established. Board held long discussion on who should be responsible for maintaining these areas. Cosmas Iocovozzi stated that maintenance of these areas is costly and he would like to see the owners take responsibility for the upkeep. Board agreed that this matter needs to be resolved before any future subdivisions. Tom Morgan will contact developer to have as-built plan amended to include those items noted at this meeting.

Public Hearings:

Great Bay Marine has withdrawn request for re-zoning until further notice.

Public Hearing on the re-zoning of the Matrix Marketing property was continued until January 29, at 7:00 p.m.

Proposed Zoning Amendments:

A) Restaurants in Office Zone.

Denis Hebert stated that he had some concerns about the development on the east side of Woodbury Avenue following the re-zoning from Industrial to Office and had suggested looking into the possible number of restaurants that could be placed in this zone. However, he agreed that this matter will be better revisited a year from now when the Board has better idea how the office zone is being developed. No action taken.

B) Patterson Lane.

Discussed the 400' residential strip along the east side of Patterson lane and the effect on the residences from possible change of ownership of the Public Service Company land.

It was moved by Cosmas Iocovozzi, seconded by John Welch, to propose re-zoning a 100' strip Conservation Easement and 300' back to its original Industrial use.

Motion carried.

C) Building Permit Fees.

Discussed the proposal to remove fee structure from the Building Codes and give the Selectmen the authority to set fees.

Cosmas Iocovozzi explained that the present fees are not covering the costs of the various inspections and they should. Also, if under the Selectmen's jurisdiction, the fees can be changed as needed

Denis Hebert voiced some concern that there will be no checks and balances in the fee structure and, as in some municipalities, become unreasonable.

Cosmas Iocovozzi stated that the Town does not want to make money, only wants to keep the inspection departments solvent. Also, there is always alternatives if the process doesn't work.

On a motion by John Welch, seconded by Peggy Lamson, it was voted to hold a Public Hearing on this proposal on Monday January 29, at 7:00 p.m.

There being no other business the meeting was adjourned at 8:25 p.m on a motion by Cosmas Iocovozzi, seconded by Peggy Lamson.

Pat Main, Secretary