

**Newington
Planning Board**

Minutes

January 25, 2010

Planning Board Members Present: Jack Pare, Tom Bobotas, Cliff Abbott, Peggy Lamson, Denis Hebert, Michael Marconi, Cosmas Iocovozzi (6:45 pm)

Also Present: Town Planner Tom Morgan,

Commencement: Chairman Hebert opened the meeting at 6:31 pm

Public Hearing:

Proposal to designate “schools and educational facilities” as a permitted use in the Commercial Zone.

Lamson stated she didn't think this should be put into the zoning, but rather dealt with on a case by case basis.

Bobotas commented that there are safety and traffic concerns and doesn't feel it's a good idea to add this permitted use in a commercial zone.

Marconi stated that the Zoning Board would be dealing with this issue at tonight's meeting and would like to wait to vote on the proposal until after the ZBA hears the issue tonight and has input.

Chairman Hebert tabled the proposal.

Proposed amendments to the Subdivision and Site Plan Review Regulations

The board reviewed the amendments as posted in the Public Notice and made an additional correction Under #4) “Material” Polyvinylchloride Type SDR35 should be deleted and replaced with **High-density polyethylene (HDPE)**.

Discussion of curbing along all new streets. Hebert stated he is in favor of vertical curbing and waiving the requirement where necessary.

Iocovozzi stated curbing creates a problem because it is another item potentially in the way of trucks and plows that could get damaged and cost the Town more money to repair.

Hebert stated that Chris Cross related to him in an email which he showed the board, that he is in favor of keeping the curbing.

Marconi made a motion to accept the changes to the Town's land use regulations as stated in the Public Notice with the corrections noted, Lamson seconded, all in favor – motion carried.

Marconi and Iocovozzi left the meeting at 6:55 pm.

Proposal by Todd Adelman and KWA, LLC to construct two office buildings at the site of the former Flagstones Restaurant off Shattuck Way, Tax Map 7, Lot 2.

Lamson stated that the applicant was before the Conservation Commission and did an excellent presentation of their landscape plan which the board approved.

John Chagnon stated that he had received final sign off from Civilworks in a letter dated 01/20/10 that was provided to the board. He also stated that at the last meeting, the board had brought up concerns with the potential of increased traffic. Chagnon provided the board with a traffic analysis which indicates there will be no significant impact.

Chairman Hebert asked about sidewalks and requiring a light at the intersection.

Morgan stated that there is no indication that DOT would allow a signal.

Rick Stern stated that he went to many DOT meetings and it was stated that the intersection is way too close to an exit to put lights there.

Lamson commented that this applicant has done a great deal for the town with the donation of land and the wetlands conservation.

Chairman Hebert closed the public hearing at 7:10 pm

Pare made a motion to approve the proposal with the stipulation that if there is a problem with the lighting plan that was presented that the applicant come before the board for resolution, Lamson seconded

Morgan asked what constituted a problem. Hebert replied that it would be a board member coming forward with an issue and no definition of what constitutes a problem is needed.

Chairman Hebert called for a vote on the motion to approve, all voted in favor – motion carried.

Chagnon stated that the wetlands approval is pending and he will submit the final plans once the wetlands approval is finalized.

Hebert commented that this project has been one of the most beneficial to the Town he has seen in a long time.

Minutes of January 11, 2010

Lamson made a motion to approve the minutes of January 11 2010, Bobotas seconded (Hebert abstained) all others in favor, motion carried.

Correspondence

Letter received from West Environmental to Dori Wiggin of NHDES dated 01/05/10 regarding GSM Realty Trust

Chairman Hebert called a recess at 7:30 pm

Chairman Hebert reconvened the meeting at 7:50 pm

Proposal by Great Bay Marine to construct an 84' by 240' boat storage building at 61 Beane Lane, Tax Map 6, Lot 9.

Iocovozzi returned to the meeting at 7:50 pm.

Eric Weinrieb of Altus Engineering presented the plans to the board. Ellen Griffin of Great Bay Marine was also present. Weinrieb indicated that the project meets all setback requirements. He stated they would need to cut trees in order to make room for the building. The building would have a pitched roof and a stone drip edge. There would be a dry sprinkler system in the building, no plumbing, and there would be underground electric.

Lamson asked about vegetation. Weinrieb replied that white pine is proposed near the building as it grows rapidly. Lamson stated she felt the applicant needs a landscape design and that the white pine would not be adequate.

Marconi returned to the meeting at 8:00 pm

Marconi asked the height of the building. Weinrieb replied that it would be 28' feet high, 22' high in the back. Marconi also asked if the fire chief had been consulted. Weinrieb replied that he would contact the fire chief, but had not done that yet.

Steve Westin of 42 Beane Lane stated he is very concerned about the impact to his property value. He stated that in the winter, he can see boats through the forested area and now he would see a big building.

Barry White of 54 Beane Lane also stated that he doesn't want to have a view of the building from his house and asked why the building couldn't be moved to the back of the property. Weinrieb replied that the soils are not structurally sound in the upper area.

Chris TenHaagen of 33 Beane Lane stated that aggressive screening needs to be done. You will see the butt end of the building as you are coming down Beane Lane and it will change the rural character of the area.

Joyce TenHaagen commented that she already can see the existing building from her property and she is concerned about seeing this additional building. She also wants to see aggressive screening.

Pare suggested they look at changing the color of the building to make it blend it better.

Lamson suggested a landscape architect be consulted and that a design be done for this project.

Hebert read the petition signed by Steven Westin, John Adams, Margaret Adams, Barry White, Chris TenHaagen, Joyce TenHaagen, Monty Willis and Tom Viccaro.

The resident(s) below request that the planning board, Per Section 4, item 1, not accept the proposal of GBM for a 84x240 (35' high) shed without inclusion of a professional landscaping proposal, reviewed by public hearing, which will address the section 4 mandate that "effective buffers be installed to screen the use from neighboring properties" which will restore, in a period of not longer than 5 years, the present look and feel of the Bean Lane neighborhood.

Weinrieb stated that he would get a landscape architect involved.

Chairman Hebert continued the hearing on this proposal to March 8, 2010.

Chairman Hebert returned to the tabled item – **Proposal to designate "schools and educational facilities" as a permitted use in the Commercial Zone.**

Marconi reported the ZBA did not approve the application.

Marconi recused himself from the board on this matter as he knows the applicants.

Chairman Hebert closed the public hearing.

Pare made a motion to designate "schools and educational facilities" as a permitted use in the Commercial Zone, Iocovozzi seconded, all opposed – motion did not carry.

Proposal by Philip Ross and Jeff Marple to establish a children's program at the former Sears Warehouse at 105 Gosling Road.

The applicant was not present.

Abbott made a motion to continue the hearing on this proposal to the February 8th meeting, Iocovozzi seconded,

Discussion of whether a continuance is needed.

Abbott withdrew the motion, Iocovozzi withdrew the second.

Proposed amendment to the Subdivision and Site Plan Review Regulations Item #1

Pare made a motion to add the following to Article V Section 3B of the Zoning Ordinance (permitted uses in the Commercial District): “schools and educational facilities”, Iocovozzi seconded, all opposed – motion did not carry.

Marconi made a motion to adjourn, Abbott seconded, all in favor – motion carried.

Meeting adjourned at 8:55 pm

Respectfully submitted,

Melia Perreault
Recording Secretary