

**Planning Board Members Present:** Denis Hebert, Peggy Lamson, Vincent Frank, Cliff Abbott, Tom Bobotas, Mike Marconi, and Jack Pare

**Also Present:** Guy Young, Bob Young, Edna Mosher, Ted Connors, Dave Hislop, and Town Planner Tom Morgan

**Mosher/Young Lot Line Adjustment:** Edna Mosher presented a plan to adjust a lot line so as to enable the conveyance of approximately one acre of her land to the Youngs. The adjustment would leave 200 feet of clearance at her property's narrowest point. Guy Young stated that the adjustment would make his property easier to sell in the future.

Pare moved to accept the application as complete. Marconi seconded. All in favor.

Marconi moved to approve the lot line adjustment. Frank seconded. All in favor.

**Berounsky Lot Line Adjustment:** Dave Hislop presented the plan to expand Michael Berounsky's lot in order to accommodate a shed and a garage that already exist. Marconi asked if the shed pre-dates the subdivision. Berounsky responded in the negative. Abbott inquired about the use of the shed and garage, and about frontage.

Marconi moved to accept the application as complete. Frank seconded. All in favor.

Hebert asked how far the driveway was set back from the lot line. Hislop replied "about 29 feet."

Marconi moved to approve the lot line adjustment. Frank seconded. All in favor.

**Proposed Amendment to Section 5 of the Newington Building Code** to mandate compliance with the NH State Building Code. There were comments from the public. Pare moved to recommend that Town Meeting adopt this proposal. Marconi seconded. All in favor.

**Groen Hotel:** Attorney Bernard Pelech stated that the sidewalk that was stipulated as a condition of site plan approval, is unfeasible due to NH DOT's refusal to maintain the proposed infrastructure. The Planning Board reiterated its desire for the sidewalk. Pelech stated that he had no objection to the requirement to fill in the median in order to prevent motorists coming from the north to make a left turn onto the Groen site. Pare noted the importance of pedestrian infrastructure due to the number of walkers in the area. The board reiterated its support for a sidewalk all the way to the intersection. Pelech replied that he would pursue this matter further with NH DOT.

Hebert suggested that the Planning Board meet with the Board of Selectmen in order to discuss sidewalk policy.

**Master Plan – Existing Land Use chapter:** The board made minor editorial changes on page 7. Pare moved to adopt as amended. Lamson seconded. All in favor.

Hebert announced that the Future Land Use chapter would be the next, and final, component of the Master Plan. He encouraged the board to give some thought the waterfront over the long term, and in particular, to accommodating a desalinization plant.

**Minutes of January 14, 2008:** Lamson moved to adopt, Bobotas seconded. All in favor.

**Adjournment:** The meeting adjourned at 7:45 PM.

T. Morgan  
Loyal Sec'y