

**Newington  
Planning Board**

**Minutes**

**February 8, 2010**

**Planning Board Members Present:** Jack Pare, Cliff Abbott, Denis Hebert, Michael Marconi, Cosmas Iocovozzi (6:45 pm), Chris Cross (6:40 pm)

**Also Present:** Town Planner Tom Morgan

**Members Absent:** Peggy Lamson, Tom Bobotas

**Commencement:** Chairman Hebert opened the meeting at 6:30 pm

**Old Business:**

Review approved KWA subdivision and lot line adjustment plans at the site of the former Flagstones Restaurant off Shattuck Way, Tax Map 7, Lot 2.

Attorney Pelech stated that the deed to the Sterns now contains the language as the board intended that there will be “no obstruction to the movement of wildlife”.

Pare stated that vegetation is ok, but a fence would be an obstruction.

**Marconi made a motion to approve the language in the deed as stated in the handout that there be “no obstruction to the movement of wildlife”, Abbott seconded, - all in favor – motion carried.**

Hebert noted that the plans presented to the board for signature show the driveway strip starting at 50’ but going out to 56’ more like a trapezoid. He further stated that board had only approved a 50’ strip.

The board felt the driveway was acceptable as presented.

**Marconi made a motion to approve the driveway as shown on the plans presented to the board dated May 20, 2009, Map 7 Lots 2b, 4, and 5, Abbott seconded – all in favor – motion carried.**

Cross joined the meeting at 6:40 pm

**Public Hearing:**

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

The applicant was not present.

Morgan stated the applicant is now pursuing a dance studio as the new tenant.

Iocovozzi joined the meeting at 6:42 pm

Morgan asked if the applicant should come before the board for this use.

Hebert asked Morgan to have the applicant appear before the board for this use.

Hebert closed the public hearing at 7:10 pm

**Cross made a motion to disapprove the proposal by Philip Ross and Jeff Marple to establish a children's program at the former Sears Warehouse at 105 Gosling Road, Pare seconded – Iocovozzi abstained, all others in favor – motion carried.**

#### **Other Business:**

Discussion of reimbursement by the applicant for the engineering costs the town incurred for the review of the Todd Adelman and KWA, LLC project.

Hebert asked Morgan to get a price for doing markers (monuments) and then the board can decide what to do.

Iocovozzi will ask the selectmen for their recommendation.

#### **Minutes of January 25, 2010**

**Marconi made a motion to approved the minutes of January 25, 2010, Pare seconded**

Cross stated it should be noted that the statement made by Rick Stern on page 2 of the minutes regarding the DOT not allowing a signal at the intersection is incorrect. The conduits have been identified and were installed by the State.

Abbott noted on page 1 "Proposed amendments to the Subdivision and Site Plan Review Regulations" the issue of curbing is unclear. The statements speak in favor of curbing and then there is a motion and the intent is not clear.

Hebert stated that motion was to disallow curbing. Hebert asked Morgan to include a copy of the land use regulations as part of the minutes.

**Marconi amended the motion to approve the minutes of January 25, 2010 to include the corrections as noted, Pare seconded – Cross abstained, all others in favor – motion carried.**

**Other Business:**

Morgan received an inquiry from Linens and Things proposing alterations to the rear of the building.

Hebert asked Morgan to have the building inspector look at the proposed changes and to have the applicant come before the board.

**Pending Business:**

**B) One building per lot in the Office & Industrial Districts**

Hebert questioned whether this should remain as a pending business item.

Morgan stated he felt it sometimes stands in the way of good development.

Cross stated that the boards concerns regarding this issue have been unfounded – the projects have proven to be to the Town’s advantage.

Discussion of COAST and proposed funding.

Morgan suggested COAST come to a meeting to address the board’s questions.

Hebert asked Morgan to invite COAST to a Planning Board meeting.

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

Meeting adjourned at 7:50 pm

Respectfully submitted,

Melia Perreault  
Recording Secretary