

Planning Board

Minutes

February 23, 2009

Planning Board Members Present: Denis Hebert, Peggy Lamson, Michael Marconi, Cliff Abbott, Tom Bobotas, Jack Pare, Chris Cross

Also Present: Town Planner Tom Morgan

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

Stormwater: Joint session with the Conservation Commission and UNH Stormwater Center staff

Conservation Commission Members Present: Justin Richardson, Jane Hislop, Peggy Lamson

Jamie Houle, Outreach Coordinator with the UNH Stormwater Center staff distributed the 2007 UNH Stormwater Center's Annual Report. He discussed the need to protect water quality and ways to mitigate impact through the development of a stormwater management plan.

Chairman Hebert stated the board would like Houle to review the existing ordinances and site regulations and suggest updates.

Morgan indicated the goal is to update the site plan regulations.

Houle suggested adding a new section as opposed to re-writing the regulations. Houle will gather the necessary information and provide the board with a scope of work. He will work with Morgan and should be ready to meet with the board again in May with his suggestions.

Both the Planning Board and the Conservation Commission thanked Houle for his assistance.

Public Hearing: Proposal by Todd Adelman for a 2-lot subdivision, lot line adjustment, and office/warehouse construction, and a proposal by Rick and Doreen Stern and the Town of Newington for lot line adjustments, at the site of the former Flagstones Restaurant off Shattuck Way, Tax Map 7, Lots 2, 5 & 22.

Cross stepped down from the board stating that he was not present for the formal presentations and therefore would not vote on this proposal.

Morgan stated he spoke with the Seacoast Land Trust regarding the proposed lot line adjustment by the Sterns and the Town of Newington. He was told that it would be a very lengthy process.

Chairman Hebert suggested that this adjustment could be dealt with at a later date and it shouldn't hold up the site review.

Rick Stern requested there be a buffer between his property and the conservation easement. He feels the line is close on the right hand side of the property and would like some amount of buffer.

Discussion of size of potential buffer and like properties where a residential lot abuts public land.

Morgan suggested the plan be labeled either "public allowed" or "public excluded".

Chairman Hebert would like the buffer to be the same as the setback to any other residential lot – 15 feet.

Pare would suggest a 30 – 50 ft. buffer

Richardson commented on the use limitations of the proposed conservation easement. In paragraph two, he believes it should be spelled out who is responsible for overseeing the easement. He feels the town should retain control.

Chairman Hebert asked Richardson to send his comments regarding the use limitations and potential buffer or public exclusion zone to Attorney Pelech.

Jane Hislop left the meeting. Justin Richardson remained. No Conservation Commission members voting.

Chairman Hebert closed the public session at 8:00 pm.

Lamson made a motion to approve the subdivision plan contingent upon the conveyance of the conservation easement with a 15' setback exclusion zone, Marconi seconded, all in favor – motion carried.

Chris Cross returned to the board at 8:05 pm.

Public Hearing – Design Review Guidelines

No members of the public were present.

Chairman Hebert closed the public session at 8:10 pm

Cross made a motion to adopt the Design Review Guidelines, Lamson seconded, all in favor – motion carried.

Traffic in the Residential District

Discussion of proposed traffic study.

Tom will invite Steve Pernaw to the next Planning Board session.

Minutes of February 9, 2009

Lamson moved to approve the minutes of February 9, 2009, Marconi seconded, Cross abstained, all others in favor – motion carried.

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

Meeting adjourned at 8:25 pm.

Respectfully submitted,

Melia Perreault
Recording Secretary