

Present: Chairman Sandy Hislop, Barbara Hill, John Frink, Robert Simonds, Chris Cross, Cosmas Iocovozzi. Alternates Peggy Lamson and Jack Pare, Planner Tom Morgan.

Absent: Denis Hebert.

Minutes: Minutes of meeting held 2-24-03, were accepted on a motion by Barbara Hill, seconded by Peggy Lamson.

Correspondence:

Driveway permit application for the Heath subdivision. Also, letter from Attorney Loughlin regarding the boundary between Heath and abutter Barbara McDonald.

Letter from Tyco Cable Systems re: development of land on Woodbury Ave and stating that the proposed development (restaurants) by the Richmond Co., in their opinion, conforms to the zoning ordinance.

Copy of letter to Selectmen from State DOT stating that prior to reclassification of Nimble Hill Road the State will rehabilitate the road including drainage and hot top.

Copy of SB0095 and newspaper report on affordable housing.

Memo regarding hazardous parking in front of Atlantic Gymnastics, Gosling Road.

Memos and Agreement regarding transfer of escrow funds to Newington Energy.

Summary of the discussion on the Vision component of the Master Plan prepared by Tom Morgan.

Peggy Lamson stated that she had visited the Asia Restaurant site on River Road and noted that some trees do impede the sight distance when exiting the driveway - also suggested that a street light would help.

Jack Pare noted that there are plans to widen that section of River Road and some trees will be removed improving the sight distance.

Copies of correspondence to each member and on file.

PUBLIC HEARINGS

A) Proposal by Warren & Jeanne Heath for a two lot subdivision on Newington Road.

John Frink and Sandy Hislop stepped down citing possible conflict of interest. Robert Simmonds took the chair.

Board reviewed the application and noted that all issues seem to be resolved and all specifications for a simple subdivision have been met.

Sandy Hislop, as a member of the public, expressed his approval of the proposal.

There being no further comments pro or con - the Public Hearing was closed. And Board returned to the regular meeting.

Peggy Lamson moved to accept the proposed Heath Family Revocable Trust Subdivision. Motion was seconded by Jack Pare.

In discussion Chris Cross noted that the proposal meets the Board's requirements and any information not provided was specifically waived by the Planning Board.

The motion to approve carried and plans, for recording were signed.

B) Proposal by Lordco to install a herring holding tank at 18 Old Dover Road

John Frink returned to the table - Sandy Hislop took the Chair.
Plans were presented by Dana Lynch and Robert Keating of Shafmaster.
Mr Lynch described the process and the site plan - including location of a salt silo. Advised that the Fire Chief has reviewed the plans which show adequate turning paths for emergency vehicles and elevation of overhead pipes with a minimum of 15'.
There is no definite time frame and project may be phased in.
The Building Inspector asked if there will be any additional power required. Mr Lynch advised that the existing supply is sufficient.
There being no further comments the Public Hearing was closed.
Chris Cross questioned if the Board will receive a letter from the Fire Chief - the Building Inspector advised that he and the Fire Chief will be reviewing the plans prior to issuing a building permit to assure that all requirements are met.
Chris Cross moved to approve the plan as presented to include a suggested a roof drainage plan for long term icy conditions and submittal of an "as built" plan including drainage slope and access ports to new building..
Chris also thanked the engineers for their cooperation on this proposal.
The motion to approve was seconded by Cosmas Iocovozzi and carried unanimously.

MASTER PLAN

Gail Klanchesser described her work, so far, to set up a data base from responses to the surveys.
Barbara Hill had questions regarding the Historic District - the Historic District should be included in the Vision statements and the Commission will need input from the surveys to complete their vision statement. Gail advised that this can be done.
John Frink asked if it was possible to get residents opinions of snow removal - especially the cul-de-sacs.
Discussed methods of disseminating computer data to the members.
All agreed that some editing/rewording of responses will be necessary to protect the privacy of some property owners.
Board will hold a work session on 3-24-03 at 6:30 p.m. to continue work on this project. Tom Morgan will draft the goals and objectives.

Other Business:

Jack Pare had drafted a letter to the State DOT regarding the proposed changes to Exit 4, and asked the Boards approval to include data from the master plan surveys regarding traffic.
The Board had no objections to him citing the survey data, signing and sending the letter to David Brillhart, Dir of project development.

Tom Morgan described the mandate for providing affordable housing and advised that the Town must be pro-active in providing an area of town where municipal sewer is available and housing is feasible. This issue must be addressed in the Master Plan.

With reference to the letter from Tyco - Tom Morgan stated that they had not answered the

Boards request for Tyco's plans for their undeveloped land on Woodbury Ave and suggested making a second request. Board agreed and asked Tom to work with Attorney Loughlin on a second letter.

Board reviewed draft of letter to Chairman of PDA regarding the proposal by Khalsa Gurubhai to develop her land adjacent to the runway. Letter was reworded by deleting a specific number of lots and stating multi-lot development Board authorized the Chairman to sign. The Board is asking for the PDA's interest in this matter. Peggy Lamson abstained.

Chris Cross suggested that a similar letter be sent to the Wildlife Refuge to let them know of the proposal to develop. Board agreed.

Ms Grubhai noted that she wants the Town to have first refusal on the gravel pit on her property. Selectmen Iocovozzi stated that the Town would be interested in talking to her.

Meeting was adjourned at 9:15 on a motion by Cosmas Iocovozzi, seconded by Peggy Lamson.

Pat Main
Secretary