

## Planning Board

## Minutes

April 14, 2008

**Planning board Members Present:** Denis Hebert, Michael Marconi, Jack Pare (6:40 pm), Tom Bobotas, Chris Cross, Peggy Lamson, Cliff Abbott

**Also Present:** Town Planner Tom Morgan

**Commencement:** Chairman Hebert opened the meeting at 6:32 pm

Chairman Hebert requested a moment of silence in memory of Jack Welch.

**Old Business:** Proposal by King Weinstein to expand parking lot at 177 Shattuck Way

John Chagnon of Ambit Engineering stated there was a question as to whether there were jurisdictional wetlands on the parcel. He submitted a letter from Stephen Stapinski of Merrimack Engineering Services who inspected the property. In the letter, Mr. Stapinski states the area is a man made basin to convey stormwater runoff and is exempt.

Discussion of definition of wetland and criteria.

Cross stated he doesn't believe the area is a wetland because it is part of a drainage ditch, not because it doesn't meet the criteria.

Lamson suggested that if the board is not comfortable with this determination, Mark West should be consulted.

Bobotas indicated the parking on the sidewalk situation will be alleviated with this plan.

Chairman Hebert said he felt there was enough information to go to public hearing.

**Marconi made a motion to public hearing on the application, Lamson seconded, all in favor – motion carries.**

**Preliminary Discussion:** Proposal by Kelly Davis architects for development of the Nimble Spaulding Properties parcel at 521 Shattuck Way.

John Chagnon of Ambit Engineering stated they will make a subdivision application since the bifurcation of the lot by Shattuck Way does not constitute a subdivision.

Doreen Stern spoke regarding Lot 1. She is concerned that this parcel is a buildable lot and would be able to support a septic system.

Cross stated that it meets the 80,000 sq ft requirement for a buildable lot, but the applicant must still show that the parcel can support all the requirements including a septic system.

Chairman Hebert noted the road frontage was acceptable.

Chagnon stated they will come before the board at next month's meeting with a formal application.

Pare requested that the formal plan show the zoning boundaries.

Cross stated the applicant suggested that if they are providing water for the development of the other property, that they should consider bringing the water line all the way to the residential lot.

**Curb Cut Application:** Chris Cross at 327 Nimble Hill Road

Cross recused himself from the board.

Chris Cross stated he needed the 2<sup>nd</sup> access to his property to access the back acreage for the purpose of trimming trees, etc.

Hebert stated he did not have an issue with 2 curb cuts for residential properties.

Abbott felt based on his experience with the historic district commission that this application should go before the historic district commission first.

**Marconi made a motion to approve the curb cut application, Pare seconded, Abbott opposed, all others in favor – motion carries.**

Cross returns as a voting member of the board.

**Minutes of January 28, 2008: Lamson made a motion to accept the minutes of January 28, 2008, Marconi seconded, all in favor – motion carries.**

**Minutes of March 24, 2008: Marconi made a motion to accept the minutes of March 24, 2008, Cross and Lamson abstained, all others in favor – motion carries.**

**Correspondence:** Review of letter from Mayor Ferrini to Martha Fuller Clark re: HB65

Discussion of how to handle late correspondence and whether it should be addressed at the meeting or held until the next meeting. The board agreed that if the correspondence was truly time sensitive, it would be discussed.

**Election of Officers: Lamson motioned to nominate Denis Hebert for *Chairman*, Marconi seconded, all in favor – motion carries.**

**Pare motioned to nominate Chris Cross as *Vice Chairman*, Lamson seconded, all in favor – motion carries.**

**Pare motioned to nominate Michael Marconi as *BOA Representative*, Bobotas seconded, all in favor – motion carries.**

Cross brought up that the Rockingham Planning Commission is appointing Coast as the broker for demand management transportation and suggested that Newington may want to rejoin Coast.

Chairman Hebert would like to support the program but is unsure if the board has the authority to expend funds for this purpose as there is not a line item for this purpose.

Discussion of clean air act fund.

**Marconi made a motion to approve the expense of \$500 from the clean air act fund to Coast in support of this program, Bobotas seconded, all in favor – motion carries.**

Chairman Hebert stated a note should be included for the selectman indicating the purpose of the expenditure.

**Master Plan:** Discussion of Chapter 13 and RSA 674:2 – purpose of the master plan.

**Pare made a motion to send Chapter 13 to public hearing, Lamson seconded, Cross opposed, all others in favor – motion carries.**

Abbott made a motion to adjourn, Lamson seconded, all in favor – motion carries.

Meeting adjourned at 9:15 pm.

Respectfully submitted,

Melia Michaud  
Recording Secretary