

Meeting called to order by Chair Hislop at 6:35 p.m.

Present: Sandy Hislop, Chair; Gail Klanchesser, Jack Pare, John Frink, Peggy Lamson, Chris Cross, Bob Simms, Cos Iocovozzi, Selectman and Tom Morgan, Town Planner.

Minutes: Cross moved to accept minutes of July 12, 2004 with change from "No Fly" to "Runway Protection Zone" at the end of page one and correct spelling of Iocovozzi. Lamson seconded, motion carried. Action taken after Public Hearings.

Public Hearing: (A) Proposal by Westinghouse & Mareld Corp. To construct a parking lot behind the Mareld building at the corner of Avery Road and Shattuck Way. Richard Ladd advised Board that Plans had been submitted to the Town Planner a week ago. At the last Board meeting there was discussion regarding a berm. Originally had planned on building a stockade fence. Recommendation had been to have a berm with a fence on top and plant trees as a buffer. Applicant is willing to plant 49 Australian Pines. There was discussion from abutter regarding lighting, how tall the fence would be. Deanne Walsh expressed concerned that windows to their house are higher than the fence and the lights would be shining into their windows. Mike Walsh also had concerned regarding noise, lights, pavement, plans for plowing in the winter. Natalie Ball also expressed concerns. There was a lot of discussion regarding lighting, berm, fence and planting of trees. Pare suggested the Chair poll the public to see what they preferred, berm, fence, etc. Public Hearing was closed, abutter preferred draft 1b which shows saving a maple tree and includes a berm and fence with a 16 foot differential which will protect applicants from lights at the parking lot. Pare moved to accept the Mareld Company plan 1B (Berm and fence, preferred by abutter), rather than plan 1A fence with 50 pines. Lamson seconded the motion. Cross made an amendment to original motion, that there be no outside storage on the new parking spaces. Lamson seconded, amendment carried. Original motion carried.

Mr. Hoyt from Sewer Dept. asked for five minutes. When Board approved Smokey Bones proposal, there was nothing in the plans for the Desrochesmont Driveway. There is a sewer easement. When the culvert was opened there is a force main and there is not enough ground cover over it now. He will try to address issue, however, when there is a sewer easement, you need to let the Sewer Dept. know before you make any approvals.

(B) Proposal by Superior Towing for vehicle storage, trucking, and office use at 21 River Road. Kevin Gilman presented proposal at the Board's last meeting. Want to use the property to store impounded vehicles from the state. Vehicles can be stored 30 - 45 days, sometimes 60 - 90 days. They can't be moved without approval from the State. There will be a stockade fence, that will be locked. Chair asked if anyone from the Public and the Board had concern regarding this project. Board can be updated on proposal by looking at page 2 of minutes of August 9, 2004. Discussion regarding use of property indicated there would be no selling of property. Cross was concerned that there was no site plan. Felt we needed to waive if Board was going to approve request.

There was discussion regarding applicant repaving property and covering more than what it already existing. Without a site plan we don't really know what is there. There are specific requirements. Cross moved that the Board waive Section 7, the requirement for a site plan, for this project. Lamson seconded. There was discussion regarding drainage and survey of the lot. A survey is not being done at this time, however, if he does decide to buy the property a survey would be done. Applicant does have plot plan. Cross amended original motion to include, if applicant does decide to buy property and a survey is done, that applicant would give a copy to the Town. Lamson seconded, motion carried. Original motion carried. Frink moved to approve change of use of property to allow Superior Towing to use the property. Lamson seconded, motion carried.

Master Plan: Chair asked whether Board was ready to discuss Master Plan tonight or defer to another night. Morgan advised that Pages 1 - 9 are new, the rest is what Board has seen and acted upon. Lamson complimented Morgan on information he has included in the Plan. Morgan stated that what appeared to be a simple update became complete rewrite. There was some discussion regarding changes that have occurred in Newington. Board decided to move discussion to August 30, 2004.

Morgan asked Board to review their notes regarding potential roadways in Mall, look for notes regarding that discussion. Stated he wasn't at liberty to tell the Board but something quite big was going to happen near the Mall. Wanted Board to be prepared to discuss options on August 30.

Correspondence: Morgan asked Board if they had any problem with the letter from Newington Energy, LLC. Lamson stated the Conservation Commission was not pleased. Cross said he had no problem as long as it looks the same as current structure. There was discussion regarding the letter. Board agreed there probably wasn't anything they could do.

Morgan advised Board of the Exit 4, Tricky's Cove saga. Newington sold conservation land development rights to Seacoast Land Trust for \$50,000. NHDOT trying to grab part of Tricky's Cove land. We have had an inquiry from Seacoast Land asking what we are going to do? Morgan needs to write back to Seacoast Land Trust. Board will have to choose between Tricky's Cove and Exit 4. Board feels they have to go with Exit 4 improvement. Frink moved and Lamson seconded that we recommend to the Selectmen that the Town reimburse Seacoast Land Trust any money we get from the State. Motion carried.

Adjournment: Lamson moved and Klanchesser seconded that meeting be adjourned. Motion carried, meeting adjourned at 8:50 p.m.

Respectfully Submitted,

Sandra Sweeney
Secretary