

Present: Chairman Sandy Hislop, Denis Hebert, Peggy Lamson, Chris Cross, Barbara Hill, Robert Simms, Cosmas Iocovozzi, Planner Tom Morgan, John Frink.

Meeting was called to order at 7:07 p.m.

Minutes: Minutes of meeting held 7-8-02, were amended as follows:

Re Master Plan (page 1) Board agreed that the basic principals of the existing plan are sound. Re Allard (page 3) Chris Cross asked if sidewalks should be required. And (page 4) correct spelling to “Jake Braking. Also, regarding the conditions of agreement of parking plan, it is noted that the parking on the town owned land used by Allards cannot be counted to meet the required number of spaces in the ordinance.

Minutes as amended were accepted on a motion by Barbara Hill, seconded by Denis Hebert. Peggy Lamson abstained as she was not present at that meeting.

Correspondence:

Letter from Attorneys representing Wal-Mart requesting release of letters of credit. (7-8-02).
Memo to Tom Morgan from Selectmen re: Planning Boards accountability for legal services rendered. (6-19-02).

Letter from developers of proposed retail in Greenland offering to discuss the project but not, at this time, in a public forum, (7-9-02)

Draft of proposed license agreement between AA&M and the Town for use of town land on Old Dover Rd. (7-30-02)

Draft of Newington Energy Power Project Acoustic Emission Test Protocol for Boards review and comment (7-25-02)

Memo from Conservation Commission re: request of Mott Cove resident to cut/trim trees 8-6-02
Samples of surveys to gather input for update of Master Plan.

Re: Newington Energy Test Protocol - Tom Morgan advised that Con Ed will be funding this project.

Re: Request from Wal-Mart - Peggy Lamson advised that, to date, a legible copy of the landscaping maintenance plan has not been received. Tom Morgan noted that the letters of credit are close to expiring.

Re: Selectmen’s concerns about accountability of legal fees - Denis Hebert questioned if Selectmen were trying to control the Planning Board’s use of their legal budget. Selectmen’s Rep Cosmas Iocovozzi stated that the letter from the BOS is only asking that someone on the Planning Board or the Town Planner verify legal charges and sign invoice before submitting bill for payment. Denis noted that letter is mis-worded and asked for more clarification of procedures in writing.

Master Plan:

Sample Survey for Master Plan - Tom Morgan suggested that following the same format as the 1984 survey would make it easier to compare and update the plan. Also that surveys should be anonymous allowing residents to voice their opinions, wants and needs.

Barbara Hill suggested that Board read the book “Cross-Grained & Wily Waters” which, in her opinion, is very descriptive about the atmosphere in Newington and will give Board some perspective.

Also noted that the likely increase of traffic through Newington in the future should be of major consideration.

In conclusion it was agreed that each member would study the ‘84 questionnaire, let Tom Morgan know of any additions or deletions and hold a work session on August 26th at 7 pm to finalize before mailing.

Tom Morgan reported that he had been researching consulting firms that would assist in the update of the Master Plan and they are difficult to find - will continue to search.

Cosmos Iocovozzi advised that funds for the update should show as a separate warrant article in the 2003 budget proposals.

Discussed appointment of alternate members to the Board and on a motion by Sandy Hislop, seconded by Denis Hebert, voted to appoint Jack Pare.

Also, will invite Larry Upson to serve as an alternate - Chairman Hislop signed a letter to be mailed .

Public Hearings:

A) Proposal by Granite State - Application has been withdrawn as the PDA has refused to allow the loading of salt for transportation to Newington.

B) Proposal by Lordco - Engineering not complete, hearing is postponed to September 9 at 7PM.

C) Proposal to convert Exxon Station - Engineering not complete, hearing is postponed to September 9 at 7PM. Chris Cross reported that the BOA met and granted setback variances for the Exxon proposal.

Old Business:

Board agreed to discuss item (B) first.

Outback Steakhouse Dumpster -

Bruce Wells, representing Outback Steakhouse, presented plan for a temporary location of the dumpster with temporary enclosure, while permanent location is resolved.

Board also looked at a proposed permanent location, questioned if it is within the required setback - Mr Wells stated that it was not. On a motion by Cosmos Iocovozzi, seconded by Peggy Lamson, it was voted to approve the permanent location contingent upon clarification that it is not within the setback required and that the landscaping around the dumpster is approved by the Conservation Commission.

In discussion on the motion Barbara Hill asked about uses of a proposed patio. Mr Wells stated that the patio would be used as a waiting area - no outside dining. John Frink asked about the striping in the rear parking lot which he said is “bizarre”. Mr Wells agreed to check on it.

Old Business cont.

A. Attorney billing -

Previously discussed under correspondence.

C. Wal-Mart Bond Release -

Previously discussed under correspondence.

Plans to be signed:

Board signed the following plans previously approved:

Wong/Asia Restaurant Lot Line adjustment

Grace & Eliza Smith subdivision

John & Daniel Mazeau subdivision

Allard's (AA&M) parking plan

Pease Fuel Line transfer - this plan was re-signed as the original mylar was damaged.

Board also was asked to sign a plan of McIntyre Road. Tom Morgan advised that at the closing of Pease the Town was promised that the McIntyre ROW would be deeded to the Town - the deed has been written and this plan is an attachment to that deed.

Chris Cross questioned if Town should have an easement agreement for maintenance of drainage system which extends beyond the 50' width of the road.

On a motion by Cosmas Iocovozzi, seconded by Barbara Hill, it was voted to sign the plan and request a supplemental plan to grant easement for drainage maintenance.

All of the above plans will be recorded at the Registry of Deeds.

Barbara Hill, referring to a memo from the Conservation Commission to the Board of Selectmen regarding a request to cut trees from the shoreline on Fox Point, asked that the Planning Board endorse/support the Conservation Commission's request that the Selectmen deny the proposal. .

On a motion by Chris Cross, seconded by Barbara Hill, it was voted to support the Conservation Commissions action that there will be no cutting of trees on town land unless in agreement with the Forest Management Plan.

Cosmas Iocovozzi requested that the Selectmen be notified, in writing, of the Boards agreement to support the Conservation Commission in this matter.

Proposed Amendment to Regulations-

A) Swimming Pools

Tom Morgan advised that the Building Inspector is seeking clarification on permit requirements for pools . Questions if permits should be required for above ground pools the same as in ground. Also, should electrical permits be required for all pools.

Board agreed to take no action until the September meeting when the BI could be present to answer questions.

B) Directory Signs

Chris Cross reported on the action of the Board of Adjustment to grant a variance to Allard's to allow a directory sign within the setback. Advised that in discussing the variance it was suggested that the ordinance be amended to allow a directory sign a specified distance from road. All agreed that it is a public benefit to have a directory sign (50 sq ft) closer to road than the present requirement of 75 feet setback.

Also discussed the need to have two signs for those companies that have frontage on two roads - noting that with the opening of the Industrial Service Road, more companies will fall into this category

John Frink raised the question would those companies fronting on two roads need to conform to the front setback requirements on both roads. Tom Morgan stated that this is a matter for future discussion - in the meantime he will draft a regulation on directory signs for the Boards review at their September meeting.

Chris Cross noted that there is a need in the site plan regulations for better specifics on location and landscaping of dumpsters.

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

Pat Main
Secretary