

**Planning board Members Present:** Denis Hebert, Vincent Frank, Cliff Abbott, Michael Marconi, Jack Pare, Tom Bobotas, Peggy Lamson

**Also Present:** Town Planner Tom Morgan

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

**Texas Roadhouse:** Jim Muse

1. Photographs showing the completed walkway from the VIP property line to the Texas Roadhouse were shown. This is a seasonal walkway. There were challenges to construction because of the grade and the existing gravesite. The walkway is not ADA compliant – given the existing layout, it was not practical. The board expressed its appreciation for the applicant’s cooperation in constructing the walkway even without the assistance of VIP.
2. Lighting – The shields on the lighting fixtures in the parking lot were extended. The 16 gooseneck light fixtures on the side of the building are zero cut. The bulbs can no longer be seen. There are 4 uplights – 2 on each flag in the front of the building.
3. Retaining wall – Frank expressed concern about seeing the wall and suggested shrubs to soften the look. The applicant will submit a plan to the board for the retaining wall and proposed shrubbery.
4. Outside Patio area – There is a public hearing on September 10<sup>th</sup> regarding the liquor license and the outdoor patio area.

**Pare made a motion to send a letter to the selectmen stating that the Planning Board is ok with the liquor license for the outdoor patio area, Marconi seconded. All in favor – motion carries.**

Discussion of the completion of the walkway by VIP from the VIP property line. Morgan stated that VIP, Mike Falkingham has not expressed any interest in putting in a walkway despite the Board’s request to do so.

Bobotas asked what controls are in place to review outstanding issue prior to the issuance of a Certificate of Occupancy. Morgan stated that the Building Inspector has copies of all plans and Board minutes to review before approving any CO.

**Newington Realty:** Discussion of the amount of 26k for the construction of a sidewalk on Woodbury Avenue. The board has supported connectivity between businesses

whenever possible. Chairman Hebert stated the money would be returned to the applicant if the project does not go forward.

**Sprague Bond for oil pipeline:** Chairman Hebert reiterated that the bond is intended to cover the financial obligation in the event of a oil spill. The bond should be updated every 5 years – it has not been updated. Chairman Hebert suggested that the bond be updated using the CPI (Consumer Price Index) by 1% each year.

**Marconi made a motion to update the bond by the CPI plus 1% for each year to catch up and then every 5 years thereafter, Pare seconded. All in favor – motion carries.**

**Class VI Roadways:** Discussion of the last class VI roadway is being purchased by the PDA. Morgan stated that to abandon a class VI roadway requires a town vote which would need to go on the Town warrant in the spring. Chairman Hebert suggested Tom contact Atty Peter Loughlin to get legal counsel on the matter. The Board agreed.

**Minutes of August 13, 2007: Lamson made a motion to accept the minutes of August 13, 2007, Pare seconded. All in favor – motion carries.**

Lamson brought up the need for the Town to have a storm water drainage plan. She will work with the conservation committee to try to have a draft to the Board by the end of September.

**Pending Business:**

A) Bed & Breakfast Inns:

Chairman Hebert asked the board if they should put a limit on the number of rooms a B&B can have. Discussion of room limits.

Pare made a motion to permit Bed & Breakfasts in the residential zone provided that they are restricted to 8 or fewer residential rooms, Lamson seconded.

Chairman Hebert noted the motion should be for a public hearing.

**Pare made a motion to amend the previous motion to send the matter to public hearing on September 24, 2007, Lamson seconded. All in favor – amended motion carries.**

B) Roadway Frontage Standards.

Pare suggested the standard be the highest traffic count on a town maintained road (2-5 class roads). Discussion of what determines road frontage.

**Marconi made a motion to go to public hearing on September 24<sup>th</sup>, Pare seconded. All in favor – motion carries.**

**F) Shared Driveways**

Discussion of shared driveways and existing language in the ordinances. Chairman Hebert suggested that the board members review paragraph C of the ordinances as well as the detailed requirements of page 32 for discussion at the next meeting.

**Pending Business:**

- A) Bed & Breakfast Inns
- B) Signs in the Residential District and Other
- C) One building per lot in the Office & Industrial Districts
- D) Roadway Frontage Standards
- E) Restaurants in the Commercial Zone

Marconi brought the drainage problems on Coleman Drive to the Board's attention. Chairman Hebert reiterated the need for a storm water drainage plan.

Morgan will draft a letter to the selectman asking them to investigate the matter indicating that the drainage work done at the school may have created a blockage and drainage problem on Coleman drive.

**Abbott made a motion to adjourn, seconded by Lamson, All in favor – motion carries.**

Meeting adjourned at 8:52 pm.

Respectfully submitted,

Melia Michaud  
Recording Secretary