

Newington Planning Board

Minutes

September 8, 2008

Planning Board Members Present: Denis Hebert, Michael Marconi, Jack Pare (6:38 pm), Tom Bobotas, Cliff Abbott, Peggy Lamson, Chris Cross (7:13 pm)

Also Present: Town Planner Tom Morgan

Commencement: Chairman Hebert opened the meeting at 6:31 pm

Public Hearings:

Proposal by Todd Adelman for a 2-lot subdivision at the site of the former Flagstones Restaurant off Shattuck Way, Tax Map 7, Lot 2

John Chagnon of Ambit Engineering spoke regarding the proposal. He provided the board with 4 possible concepts for subdividing the property C1-C4. Also present was Attorney Pelech.

Abbott asked about the existing ROWs

Chairman Hebert stated that when the applicants appeared before the board the last time, they were asked to work out the ROW issues prior to requesting a subdivision approval.

Marconi questioned why there were 2 driveways. Chairman Hebert replied that only one curb cut per lot is allowed.

Rick Stern of 516 Shattuck Way spoke in opposition of the proposal. He stated that concept C1 is a commercial use of a residential lot. He also questioned whether wetlands mapping had been done.

Chagnon replied that some wetlands surveying had been done, but other potential wetlands have since been identified.

Mr. Stern also stated that he has been parking on the other side of the lot for 25 yrs and will continue to park there and attempt to gain the right to do so through adverse possession. He further stated that the ROW goes through the proposed building and that the ROW can not be moved.

Chairman Hebert stated that the ROW issues need to be resolved and the wetlands need to be identified and mapped.

Marconi asked Mr Stern if he could provide the board with a copy of his property deed. Mr. Stern agreed to provide a copy.

Doreen Stern of 516 Shattuck Way voiced her concerns about adding additional driveways as there are already problems with line of sight. She has difficulty pulling out of her driveway and is concerned there will be increased traffic and tractor trailers. She feels there are safety issues.

Pare stated concept C3 follows the natural division of the highway and seems to make the most sense.

Attorney Pelech stated that applicant's preference is for C3.

Discussion of upland and minimum size requirements.

Dorothy Stern stated her house is right on the edge of her property and she is concerned about buffers and being right next to a big parking lot.

Attorney Pelech replied that the proposals submitted were conceptual only and landscaping has not yet been addressed.

Chairman Hebert advised the applicant that a master plan is needed before adding a subdivision. He further stated that the wetlands need to be delineated and reviewed by Mark West, and the ROW issues need to be resolved.

Chairman Hebert closed the public session at 7:23 pm.

Pare made a motion that the plan as presented is not complete and requires a wetlands survey, the 30,000 sq ft of upland area to be delineated, and the ROW issues to be resolved, seconded by Lamson, all in favor – motion carries.

Proposal by MMC Fox Run, LLC to convert the former Bowl USA to office space at 30 Fox Run Road, Tax Map 26, Lot 2.

Richard Lundborn of Norway Plains Associates spoke on behalf of the applicant. The applicant purchased Map 26, Lot 2 – Chuck E Cheese and the former Bowl USA. They are in need of a change of use from the former bowling alley to office space.

Planet Fitness would like to relocate their corporate headquarters which is now in Dover to the former Bowl USA space. Lundborn explained that the corporate offices would be used to administer the local franchises. There would be a gym on the premises, but only for training and instruction on various equipment.

Chairman Hebert asked about parking. For Chuck E Cheese 154 spaces are required and they have 192 spaces. For Bowl USA, 134 spaces are required.

Discussion of existing lighting.

Chairman Hebert requested that down cast wall packs be used to reduce any potential glare.

Chairman Hebert closed the public session at 8:00 pm.

Marconi made a motion to accept the plan as complete, Lamson seconded, all in favor – motion carries.

Pare made a motion to grant the following waivers:

- 1. Section 7(b)(9) Topographical Plan – Topographical plan with contour lines at two (2) foot vertical intervals. Benchmark from USGS datum.**
- 2. Section 8(b) First Floor Slab Elevation – Plans of all buildings with there type, size, location (setbacks) and elevation of first floor slab indicated.**
- 3. Section 8(i) Existing and Proposed Contours – Existing and proposed contours and finished grade elevations all contours shall be a minimum of 2 foot intervals.**
- 4. Section 8)r) New Hampshire State Plane Coordinates and USGS 1983 North American Datum**

Seconded by Abbott, all in favor – motion carries.

Pare made a motion to accept the change of use site plan as presented by MMC Fox run LLC with the following provisions – installation of cut off wall pack lighting on all exterior, must meet fire codes as required and interpreted by the fire chief, parking is to be as presented in Table 1 and 2, and that this is a one time change of use and another business will not be grandfathered for this use, seconded by Bobotas, all in favor – motion carries.

Chairman Hebert requested the provisions be noted on the drawings.

New Business:

Proposal by the Disabled American Veterans to host bingo games at 19 River Road.

No one present

Other Business:

IHOP – Diane Micucci – request for storage shed

Ms. Micucci explained the need for storage at the current facility and would like to put in a storage shed. She presented and hand drawn proposal.

Chairman Hebert asked why IHOP wouldn't have the structure attached to the existing building so it could be entered from the restaurant. He also inquired if Fox Run needed to sign off with their approval.

Ms. Micucci will bring the board's comments to IHOP and return with a more formal proposal.

Old Business:

Discussion of workforce housing

Minutes of August 11, 2008

Pare made a motion to approve the minutes of August 11, 2008, Bobotas seconded, all in favor (Lamson, Marconi abstained) – motion carries.

Public Hearing the Master Plan:

Introduction and Development Policies

There being no comments from the public, Chairman Hebert closed the public session at 9:10 pm.

Lamson made a motion to accept the Introduction and Development Policies for the Master Plan as presented, Pare seconded, all 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