

The meeting was called to order by Chair Sandy Hislop at 6:37 p.m.

Present: Chair, Sandy Hislop, John Frink, Peggy Lamson, Bob Simms, Denis Hebert who was late, Town Planner, Tom Morgan, Selectman, Cos Iocovozzi and Fire Chief Roy Greenleaf.

Master Plan: Steve Wells, Executive Director of COAST Transportation, gave a presentation on COAST for consideration for inclusion in the Town's Master Plan. Each Board member received a copy of the outline of his presentation. He outlined the history of COAST, how they are financed, their operating costs and how public transportation is a critical component to the area. He outlined Newington statistics and how a consistent level of local support is critical in maintaining adequate, low-cost transportation to the seacoast area. He outlined the 2005 budget and \$ needed from local municipalities. Based on their proposed budget and dollars being requested from other towns, he requested that Newington consider financing \$17,701 or 5% of their budget. He feels that COAST is a good value for taxpayers and that the Seacoast cannot afford a "cars-only" growth strategy to address congestion and air quality. He therefore would ask that the Towns consider public transportation as they consider their Master Plans. There were several questions from the Board and Mr. Wells responded to each. Ken Ortmann, Board member of COAST and Rochester Planner, told the Board that he has to constantly look at benefits and impacts of COAST in the Rochester area because the busline does not go too far North. He felt however, that the Town needed to look at the regional benefits and the fact that COAST provided healthcare transportation to those whom had no transportation. He requested that the Board bring this proposal to the Selectmen to reinstate funding to Coast. "If Newington is not paying their fair share, other towns will have to pick up costs and if enough people drop out, the benefits to the region could be affected. Morgan recommended the Planning Board include Coast in our Master Plan. He also asked that the Board consider mass transit in our plan. Board members stated they have recommended to the Selectmen and will continue to support this recommendation. The feeling is selectmen may not be willing to fund \$17,000+, perhaps they would make a contribution. Ms. Lamson read a comment from a past meeting, which stated that the Board made a recommendation to the Selectmen to reinstate the contribution to COAST. Representatives of COAST agreed the Board had done what they could do and only hoped that they would continue to push this recommendation. There was discussion between Board members and COAST reps to include Leif Gerjuoy, Chairman, Board of COAST and Scott Bosle, Rockingham Planning Commission and the feeling was, this service is important. Board members expressed other issues were involved, however, they would continue to support this request.

Driveway Permit Application: Request by Alex Harris for two driveways in the Beane Lane subdivision. Mr. Harris requested that one driveway be off Beane Lane and one off Fox Point Road. These driveways are dictated by PSNH power pole and by water. There was a question of drainage issue. Water goes along Fox Point, so there is a wetlands issue. Drain goes to the bay. After discussion, Hebert made a motion to accept proposal

as there will be a turn around and driveway regulations are met. Lamson seconded. Motion carried. Hebert proposed that a turn around regulation be included in the Town's driveway regulations.

Public Hearing: Proposal by PSNH to cut trees along Scenic Roads throughout Newington. Bruce Fosburgh, Corrective Maint. Coordinator represented PSNH. After some discussion, Iocovozzi moved and Lamson seconded to approval proposal. Motion carried. It was pointed out that even though the Town approves this action, PSNH still needs the land owners approval. The Road Agent has already requested this approval. Board was in full support of this proposal.

Old Business: Proposal by Gurubhai Khalsa for a 6-lot subdivision at 300 Little Bay Road. Lamson, Frink and Iocovozzi recused themselves from discussion. Ms. Khalsa stated as a result of the special session 3 weeks ago, she has recapped in a letter to PDA which was included in tonight's packet. Lynn Hinchee, PDA, talked with Ms. Khalsa's appraiser the next day and stated they were not interested in talking about development rights and that she did not want to talk with Ms. Khalsa. Ms. Khalsa sent a letter to Ms. Hinchee and has had no response. After discussion, Pare stated that he felt the Board needed something in writing from PDA stating they are not willing to negotiate. There was concern about a fully approved subdivision under the runway Protection Zone. Hebert agreed and further stated that Ms. Khalsa needed to send the letter certified mail. She was advised that she should send all correspondence certified mail and that a copy should be sent to the Town Planner. It was further recommended that she give PDA a week to ten days to respond and then send another letter. Khalsa said she would send both letters, with an additional letter stating the amount of money she is willing to take for her land and that she would like a response within ten days. In order to have another hearing, Ms. Khalsa has to send a letter to the Board waiving for two months, and the Board's need to make a decision on her request. An Executive session regarding the Khalsa proposal will be held on Tuesday, October 12 at 6:15 p.m. Public Hearing would be held the same evening.

Chair advised Board that the Conservation Committee would like to meet with the Planning Board on September 27 to discuss our nomination of two dozen designations as primary wetlands. Required to hold a public hearing before we can present to the Town Meeting in March 2005.

Preliminary Discussion: Proposal by the Crossings at Fox Run to replace the cinemas with a 15-theater movie complex. Proposal presented by Tom Schupp, Jones, Lang & Laselle, Doug Benoit, Chris ?, Architectural Planners, Ralph Woodman, Attorney and Dennis Costa, Operational Manager. Regal Cinemas approached them one year ago. Presently they have a 12-screen format with a sloped presentation. Feel there is a need to increase the number of screens and the quality. Question is how do they expand from 12 screens with 2,000 seats to 15 screens. Proposal is to build 5 new screens, tear down 2 old ones. Eventually they would go to 2,300 seats with 3 additional screens. The plan is to stay in business while they are doing this. Chris King, Carter-Burgess said they propose to cut through a road to promote pedestrian and vehicle traffic in back of the theater and to utilize the unused parking (22,000 sq. ft.) in the back. Using under

utilized areas would give them 2,386 spaces after expansion where only 2,185 spaces are required with the expansion. There are several utilities that need to be rerouted. Would need to go through Zoning because of the separate building being proposed to utilize parking spaces not being used. There was discussion regarding parking field. Fire Chief advised they would have to move utilities and water and would have to purchase radial control fireboxes. There was discussion regarding height of building, marquee sign, new roadway, whether there would be something connecting the two buildings, etc. There was discussion of Simplex and use of variance. Morgan stated the issue with Simplex was land use. The issue here is how many buildings you can have on a lot. The Zoning Board must determine. Hebert still had concerns and Morgan asked if perhaps the Board/Town needs to look at this issue and make some changes. Is it realistic to limit one building to a lot in this day and time? Most members agreed. After some discussion of ordinances, the Chair said he thought the proposal improved the use of the property. There were suggestions on the best way to connect the two buildings and after some discussion, the applicant decided to look at using a canopy between the two buildings, thus eliminating the need to go before the Zoning Board. After discussion, the Board recommended the proposal go to Public Hearing on Tuesday, October 12, 2004. Hislop asked that once the applicant has a route proposal for traffic, that the Police Chief be shown the proposal for his okay.

Correspondence: Lamson provided information to the Chair regarding VIP Estuary Tours being held Sunday, September 19, from 2 – 5 and Saturday, September 25 from 9 – 12. Anyone interested should contact Dave Kilman at 559-0022. Boat ride will be to Jackson Lab.

Minutes: Pare asked that correction be made on page two, fifth line to say: “Hislop stated that at the time, the Town was involved in a lawsuit.” Lamson made a motion; Pare seconded, that minutes be approved with correction. Motion carried, Hebert abstained, stated he hadn’t read the minutes.

Other Discussion: Iocovozzi said he thought the COAST proposal was a good one. Because the Planning Board agrees, he asked that they present the proposal to the Board of Selectmen. He asked that the Chair and Vice Chair of the Planning Board attend the next Selectmen’s meeting to reinforce this proposal as this would be part of the Clean Air Act.

Iocovozzi moved and Lamson seconded that meeting be adjourned. Motion carried.

Respectfully Submitted,

Sandra W. Sweeney,
Secretary

3.