

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

**Present:** Chair, Sandy Hislop, Peggy Lamson, Gail Klanchesser, Bob Simms, John Frink and Town Planner, Tom Morgan. Conservation Commission members present, Peg Lamson, Jane Hislop, George Fletcher, Barb McDonald and Kaye Ackerly.

**Old Business:** Prime Wetlands, Mark West of West Environmental advised the Board he had first outlined an inventory of the wetlands in Newington and tonight he was presenting wetlands that have been designated as prime. The Board had hand out of the 18 wetlands they are designating as prime. He and the Conservation Commission had to evaluate and map. These wetlands cannot be protected if not properly identified. The Prime Wetlands Regulation went into effect over 30 years ago and will be protected by the State. He went on to say that the wetlands identified were 25 acres or less of salt marsh. Only two of the wetlands identified as prime are over 25 acres in size. The wetlands within the Wildlife Refuge are already protected and are not included in the 18 that have been identified. Morgan advised the Board that these must be approved at Town Meeting in March 2005 and if approved, it has to go to State Environmental Services for approval. Before it goes to Town Meeting, the Board has to have a Public Hearing; this is State Law. The hearing can be held anytime between now and December. There was discussion regarding questions the public might have and West suggested that the Board might want to get approval from property owners affected by designated wetlands so people can review the sites so they can see specifically what has been proposed as prime wetlands. Lamson moved that Conservation Commission and Planning Board hold a Public Hearing on October 25 at 6:30 p.m. to consider the application for Prime Wetlands. Klanchesser seconded, motion carried. Frink said abutters of prime wetlands should be notified by certified mail. He felt there should be a presentation done at the Public Hearing, similar to the one the Board heard tonight. Klanchesser suggested an overview of what wetlands is and what prime wetlands means and the importance of such designation. Frink said we should point out what restrictions there are when something is designated Prime Wetlands, what you can and can not do. For example, there is no restriction for cows, chickens and ducks. West stated he would spell out what will change. For example, many wetlands designated will be inside other wetlands that are not being designated. He will differentiate between local and state level. There was discussion regarding impact of prime wetlands on other towns, for example, Exeter has 45 prime wetlands and they are booming. Salem is in the third round of studies and DOT was allowed to impact wetlands.

**Minutes:** Lamson moved and Simms seconded that the minutes of September 13 be accepted motion carried.

**Public Hearing:** Transportation chapter of the Master Plan. Members went through the chapter page by page with the following changes: Page 1a, spelling of Sabbath, Lamson said she liked the historic background. Page 2, okay; page 3, okay, unable to determine speed limits for these areas, Morgan will run speed limits by Police. Pages 4 through 11,

okay. Lamson said she liked with Morgan had done on Page 4. She felt this was very beneficial to residents to see many miles of town roads there are to maintain. Page 12, Klanchesser had a question regarding Option 12, Morgan suggested we put a period of time after Option 12. Klanchesser suggested we put a date we endorse Option 12. Board agreed we endorse Option 12 as of October 1, 2004. This allows changes in the future. Page 13, Klanchesser had question regarding bullet 2 & 3. Morgan told Board he had conversation with Pare. He said he was impressed with the COAST presentation at the last meeting and he recommends we put something in the third bullet regarding the fact that COAST almost lost Federal funding due to air pollution quality. Board agreed. Morgan and Pare will provide wording. Page 14, Lamson felt it would be nice to pressure the State to improve Woodbury Avenue. There was a lot of discussion regarding the appearance of this road, suggested a "Welcome to Newington" sign. Klanchesser asked if 75-ft. setback was enforceable. Morgan said yes. Page 15, Frink felt that efforts should be made to prevent cars from using Shattuck Way to avoid traffic on Spaulding Turnpike. He did not want to see Shattuck Way extended to Gosling Road until we can enforce trucks using Shattuck Way and not Woodbury Avenue. Board felt it was hard to enforce if we have no plan. There was extended discussion regarding traffic on Woodbury Avenue and Shattuck Way. Page 16; take out words in third line under Shattuck Way, "at the earliest possible date". Page 17; add Klanchesser's wording for last sentence in 1<sup>st</sup> paragraph with, "Industries whose employees can not afford to reside locally and would need to commute over the Bay bridges." There was discussion regarding connector roadways and traffic using these roads. Page 18, need pedestrian walkways. Take out 3<sup>rd</sup> bullet regarding bicycles. Page 19, Klanchesser, do we want to have "On-call transit"? Board felt we would not be able to get a bus service to come to Newington "on-call" Board agreed to leave "On-Call Transit" but eliminate "similar to that which runs in rural areas of Sweden." Pages 20 & 21 okay. Page 22 under future street names, there should be a comma after Pickering. Page 23, okay. Page 24, Morgan said Pare had suggested that reference in first sentence to Boston & Maine Railroad be changed to "Guilford Rail, formerly known as Boston & Maine Railroad." Also suggested that accommodate in last sentence under Rail, be changed to "encourage". Board agreed. Page 25, okay. Page 26, Morgan suggested deleting the North Entrance to Pease because has already been covered by our endorsement of options. Board agreed. Frink moved and Lamson seconded to accept Transportation Section of Master Plan. Motion Carried. The next section of the Master Plan the Board will look at is the section on Existing Land Use.

**Land Use Regulations:** Hotels in the Office Zone.

Back on January 5, 2004, Board had voted to allow permitted uses and these ended up in the Town Warrant. For whatever reason these were wrong, however, they ended up at Town Meeting and are now in the ordinance. We need to schedule a Public Hearing to correct our error. Zoning Book, permitted use in Office, page 13, Principal uses in Section B and Accessory uses in Section C. Recollect that daycare was an accessory use. What got confusing was three-story hotel was Principal use, but when you read the minutes "Hebert made the following motion under section 2b, to include daycare facilities, three story hotels and conference centers." B & C got mixed. Came to a head

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when DOT was appraising for acquisition for Exit 4 and Morgan was deluged with calls from appraisers. Looked at minutes, and the book and they didn't agree. Hislop said his recollection was that hotels of three stories or higher would be a permitted use. Conference Centers, principal or accessory? Board felt it was principal. Morgan will correct and set up a Public Hearing for the second Monday in November.

**Correspondence:** Members have copy of report from West Environmental on Tyco development. Morgan referred to a flyer Board members had in their packets referencing a "Tour of Workforce Housing in Portsmouth" on October 14. Members were invited to participate in this tour, need to RSVP. Members also have copy of article in Foster's regarding the COAST presentation at our last Board meeting. Letter from DES reprimanding owner because he rearranged the beach. Letter was sent to the wrong person.

**Adjournment:** Klanchesser moved, Frink seconded that meeting be adjourned, motion carried. Meeting adjourned at 8:50 PM.

Respectfully submitted,

Sandra W. Sweeney, Secretary

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