

**Newington
Planning Board**

Minutes

September 28, 2009

Planning Board Members Present: Jack Pare, Tom Bobotas, Cliff Abbott, Peggy Lamson, Michael Marconi, Chris Cross (6:45 pm)

Members Absent: Denis Hebert

Also Present: Town Planner Tom Morgan,
Justin Richardson – Conservation Commission (6:35 pm)

Commencement: Vice-Chairman Marconi, as acting Chairman, opened the meeting at 6:30 pm

Stormwater Regulations

James Houle of the University of New Hampshire Stormwater Center (UNHSC) presented a 2nd draft of Stormwater Site Plan Regulations for the Town of Newington.

The definition section which came mainly from State sources was reviewed.

Discussion of the amount of detail and supporting documentation to be included in the regs. It was suggested that in order to keep the regulations more succinct a reference section be added which could include more detail and supporting documentation.

Houle provided a brief overview of all the sections contained in the regulations.

Discussion of adding language regarding recording stormwater management plans to make sure they are maintained. Justin Richardson will suggest language to Mr. Houle for the next draft.

Richardson voiced concern that the 5000' ft disturbance that triggers the regulations may be too low and put a burden on small developments.

Mr. Houle will present a proposed final draft at the October 26th meeting.

Informal Discussions:

Proposal by Jeff Marple to expand the parking lot at 105 Gosling Road, Tax Map 28, Lot 2

Mr. Marple has been unable to meet with the fire chief and asked that the discussion be moved to the October 5th meeting.

Suggestions by Mark Phillips for various types of residential uses.

Mr. Phillips stated he has been in the apartment business for 37 years and has been involved in various projects. He discussed Patterson lane and the possibility of workforce housing.

Cross stated the board has had many discussions on workforce housing and possible areas in Newington that might be suitable. Pease, Patterson Lane, the Flagstone property and housing above the mall were some of the ideas discussed. Patterson Lane has some safety concerns as it is a heavily industrial area.

Phillips asked whether the Yeaton property could be considered.

Marconi responded that he had safety concerns with that area and he would have to view the property to get a better understanding of that particular parcel.

Directory Signs in the Industrial Districts

Marconi stated that there hasn't been any additional progress on this matter since the last meeting. This item will be discussed at the October 26th work session.

Minutes of September 14, 2009

Lamson made a motion to approve the minutes of September 14, 2009, Abbott seconded, all in favor – motion carried.

Correspondence

Discussion of response from the State regarding the location and layout of the roadway of the Aspinwall project and the State's position on the layout of the roadway.

Cross submitted an alternative roadway layout to the State's proposed roadway and asked that they respond by the October 5th meeting. The board felt Aspinwall should go ahead with the project which has already been approved the board.

Other Business:

Marconi asked Morgan about the master plan. Morgan replied that it is on schedule.

Abbott made a motion to adjourn, Lamson seconded, all in favor – motion carried.

Meeting adjourned at 8:45 pm

Respectfully submitted,
Melia Perreault
Recording Secretary