

**Newington
Planning Board**

Minutes

October 26, 2009

Planning Board Members Present: Jack Pare, Tom Bobotas, Cliff Abbott, Peggy Lamson, Michael Marconi

Members Absent: Denis Hebert

Also Present: Town Planner Tom Morgan,

Commencement: Chairman Hebert opened the meeting at 6:34 pm

Public Hearing

Proposal by Todd Adelman and KWA, LLC to construct two office/warehouse buildings at the site of the former Flagstones Restaurant off Shattuck Way, Tax May 7, Lot 2.

Cary Tamarkin of Tamarkin Architecture presented updated drawings of the project. He explained the current idea for the project is two 18,000 sq. ft buildings. The buildings would be steel office structures. The skin would be Pilkington Profilit which is a self supporting glass system. The glass would be somewhat translucent. The end of the building shows some darker paneling which is proposed to be zinc. Tamarkin stated the beauty of the design is the simplicity and the material.

Pare commented about a building he has seen in Cambridge that used this type of material and it looks very nice. The Cambridge building used brick as the other complementing exterior material and suggested it could be used on this project instead of the zinc material to better bridge the contemporary architecture with the more traditional architecture in Newington.

Marconi would like to get more information on the glass material. He also voiced concern about light being reflected and causing glare for drivers on the turnpike.

Adelman stated that the project has been downsized. He wants the building to be a compliment to Newington. He likes the simplicity of the design and the use of contemporary materials.

Chagnon will present a landscape plan which will be mainly large trees.

Lamson asked if there would be and plantings near the building.

Tamarkin replied that the plantings would imply the need to cover up something and the building shouldn't need that. The large trees will compliment the design and feel of the area.

Chagnon said the applicant hopes to come to the next meeting with a complete package.

The hearing is continued to the November 9th meeting.

Chairman Hebert called a recess at 7:07 pm in order for some board members to attend the selectmen's meeting.

Chairman Hebert reopened the meeting at 7:34 pm.

Directory Signs in the Industrial Districts

Marconi met with Portsmouth Signs. They suggested the lettering on the proposed signs be a little bigger for better readability. Marconi also asked if this project needed a committee. Chairman Hebert said he didn't feel that was necessary. He suggested that instead of putting up all of the signs at once, that one be put up to see how it looks and then proceed with the others.

Marconi asked about funding for the signs. Hebert replied that it could fall under the budget for road improvements. He also suggested Marconi contact the businesses involved for contributions to the signs.

Budget for 2010

Secretary	2,500
Training	1,000
Engineering/Surveying	12,000
Legal	12,000
Computer	800
Advertising	1,500
Printing	1,000
Rockingham Planning	800
Supplies	1,400
Master Plan Printing	2,500
Geographical Info System	1,000
FEMA Flood Mapping	1,000
Total	37,500

Marconi made a motion to approve the budget for 2010 in the amount of \$37,500, Lamson seconded – all in favor, motion carried.

Discussion of proposed warrant article to fund COAST.

Lamson feels strongly that public transportation should be supported.

Morgan feels it is beneficial to the environment as it takes cars off the road.

Marconi made a motion to recommend a warrant article to the selectman to raise and appropriate the sum of \$21,400 to be utilized as the Town's annual contribution to COAST, Abbott seconded, all in favor – motion carried.

Master Plan Update

Morgan presented the latest version of the Master Plan with the addition of the relative maps and images. He stated that item #45 is missing and should be reviewed and discussed at the next meeting.

Minutes of October 5, 2009

Bobotas noted that on page 2 “Discussion with Fire Chief and Building Inspector” it should be noted that Greenleaf expressed concern that without an access road the trucks may get stuck.

Marconi made a motion to approve the minutes of October 5, 2008 as amended, Lamson seconded, all in favor – motion carried.

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

Meeting adjourned at 8:50 pm

Respectfully submitted,
Melia Perreault
Recording Secretary