

Newington Planning Board Minutes October 27, 2008

Joint Meeting of the Newington Planning Board & Newington Conservation Commission

Planning Board Members Present: Denis Hebert, Michael Marconi, Jack Pare, Cliff Abbott, Chris Cross (6:40 pm), Cosmas Iocovozzi (7:35 pm)

Conservation Commission Members Present: Justin Richardson, Doreen Stern, George Fletcher, Dorothy Watson

Also Present: Town Planner Tom Morgan

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

New Business: Informal Discussion with Edna Mosher regarding a proposed 2-lot subdivision at 97 Nimble Hill Road, Tax Map 12, Lot 10.

Edna Mosher was present and discussed her proposal to do a 10 acre subdivision for one house lot. She would be requesting a waiver from having the entire property surveyed.

Discussion of setbacks and boundaries to be surveyed.

Cross expressed concerns that the entire perimeter be surveyed to assure boundaries of surrounding parcels.

Hebert commented that the board would need to see the frontage requirements met as well as the set backs of the driveway and proposed house. The boundaries of the new lot need to be surveyed and the potential water flow impact to the neighbors needs to be addressed.

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

Doreen Stern recused herself.

John Chagnon of Ambit Engineering spoke regarding the proposal. Also present was Attorney Bernie Pelech.

John Chagnon presented the latest plan that was submitted to the conservation commission. The plan is for a 2 lot subdivision. There would be 2 buildings on one lot requiring a variance. One building would be 17,000 sq ft. and the second building would be 27,800 sq ft. The applicant would be willing to deed the westerly lot to the town for

conservation. The applicant would seek a release of the ROW from the abutters. 175 parking spaces are required by ordinance, 167 are provided.

Justin Richardson stated that the conservation commission supported the proposal. They want to see a storm water management plan that does not just channel into Shattuck Way and drain into the bay.

Abbott questioned why there was not a separate entrance and exit instead of one for both.

Hebert stated his support for this proposal as being the best and most beneficial for all parties. The applicant will need to go to the ZBA for a variance. Hebert further stated that the board will need to see what the proposed buildings will look like as they will be in a prominent location as you enter Newington.

Hebert expressed concerns about the increase in traffic and therefore the need to know the potential uses of the buildings.

The applicant agreed to work with the sewer commission regarding a potential hookup and to consult with the fire chief regarding any concerns he may have.

Morgan suggested Marconi as the representative to the ZBA communicate the Planning Boards concerns and support for the proposal to the ZBA. Marconi agreed.

The hearing will be continued to the December 8th meeting.

Minutes of October 6, 2008

Marconi made a motion to approve the minutes of October 6, 2008, Cross seconded, Pare abstained, all others in favor - motion carries.

Pending Business:

Architectural Design Review Guidelines

Discussion of Architectural Standards and incorporating them into the site plan regulations.

Other Business:

Shoreline Protection Act.

Justin Richardson will give a synopsis at another planning board work session that addresses how this will affect the Planning Board and the Town of Newington.

Work Force Housing

Discussion of work force housing.

It was suggested that a public hearing be held on this subject to gain further knowledge and input.

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

Meeting adjourned at 8:32 pm.

Respectfully submitted,

Melia Michaud
Recording Secretary