

**Newington  
Planning Board**

**Minutes**

**November 23, 2009**

**Planning Board Members Present:** Jack Pare, Tom Bobotas, Cliff Abbott, Peggy Lamson, Denis Hebert (7:00 pm)

**Also Present:** Town Planner Tom Morgan,

**Commencement:** Vice Chairman Marconi opened the meeting at 6:38 pm

**Public Hearing**

**Proposed Stormwater Regulations**

Jamie Houle presented the revised stormwater regulations.

Rick Stern, Shattuck Way, asked how the maintenance of stormwater systems would be enforced.

Houle replied that it would require the town to audit the maintenance plan.

Morgan stated he would add language regarding enforcement to the regulations.

**Page 4 section 14 a)**

John Chagnon questioned the requirement for a “depressed” median between adjacent rows of parking. He stated this is not always possible depending on the conditions.

Houle replied that a depressed median should be the guideline, but the board could waive this requirement if necessary.

**Page 2**

Bobotas commented that structural BMP’s should be defined.

**Page 6, number 9**

Morgan noted there is missing information. “Plant materials shall be of specimen quality conforming to the American \_\_\_\_\_.”

Houle will check on this item.

**Page 14, section 17 Impervious Surfaces**

Houle provided the board with proposed language to replace section 17

Justin Richardson, 33 Old Post Road, questioned the threshold of 5,000 s.f. He stated he felt this was too low and would make small projects subject to the regulations and add additional expense. He provided the board with suggested language to change the requirement from 5,000 s.f. to 20,000 s.f.

Houle cautioned the board about not being restrictive enough stating that Great Bay is now on the impaired list. He would rather see the standard relaxed for new development, but not redevelopment.

Hebert asked if the board had the authority to waive a requirement and felt a paragraph should be added relative to the board's right to waive. He further stated that the cost of engineering on a 20,000 s.f. project is minimal in comparison to the cost of a structure and maintaining it.

Bobotas commented that the regulations are a necessary evil because we have created the conditions that exist because of development not being in check.

Morgan stated that 80% of projects are more than 20,000 s.f.

Marconi stated the board was in agreement with Richardson's proposed changes.

Morgan stated that the public hearing would need to be continued due to the changes discussed.

Marconi closed the public hearing at 7:51 pm.

Marconi stated that the public hearing would be continued to the December 14<sup>th</sup> meeting.

Morgan stated that on page 1, Items #1 and #2 need to go to town meeting.

**Pare made a motion to amend the Town's land use regulations items #1 and #2 as shown on the "Public Notice" for November 23, 2009 and send to Town meeting:**

1) Amend Article IX Section 3 of the Zoning Ordinance as follows:

Parking lot travel lanes shall be a maximum of 24 feet in width.

2) Eliminate the footnote in Article X Section of the Zoning Ordinance that reads as follows: \*\*Parking lots are exempt from this 100 foot requirement from all wetlands except Prime Wetlands. Parking lots shall observe a 25 foot setback from the (non-Prime) Wetlands that are greater than 5,000 s.f.

**Abbott seconded, all in favor – motion carried.**

**Hebert returned as Chairman at 8:00 pm**

**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.**

John Chagnon presented updated plans including:

- Subdivision and lot line adjustment
- Landscaping plan
- Grading
- Wetland impact plan (2000 sq. ft total)
- Sewer connection
- Site profile
- Lighting plan
- Drainage analysis

Chagnon stated that the stormwater system will be a 2 chamber unit that is inspected twice a year with a yearly report to the town.

Chairman Hebert would like the plans to be reviewed by an engineer hired by the town. He stated the cost is normally born by the applicant, but the board has the authority to waive the cost.

**Pare made a motion to accept the plan as substantially complete, Lamson seconded**

Bobotas questioned the possible glare from the lighting.

Hebert cautioned about the possible glare from the filament.

Chagnon will bring the lighting expert to the next meeting to answer specific questions on lighting.

Rick Stern asked about the vegetation on Shattuck Way.

Chagnon replied that they intended to leave what is there currently. They are meeting with the Conservation Commission December 10<sup>th</sup>.

Chairman Hebert asked Morgan to get a cost for the engineering review before proceeding with the review.

**Chairman Hebert called for a vote on the motion on the floor that the plan is substantially complete, all voted in favor – motion carried.**

**Directory Signs in the Industrial Districts**

Marconi stated that the cost per sign is approximately \$2,000. He said this could come out of the transportation budget.

Morgan will check to see if this is included in the selectmen's budget.

Bobotas asked if the signs could have some type of vinyl cap or sleeves over the pressure treated wood. Marconi will check on this.

Abbott asked if state approval would be needed for the location of the signs. Morgan replied that he believes the signs would be on town property.

### **Minutes of November 9, 2009**

Marconi stated that it should be noted on page 2 that the public hearing was closed.

**Lamson made a motion to approve the minutes of November 9, 2009 as corrected, Bobotas seconded, all in favor – motion carried.**

### **Correspondence:**

Letter from DES dated 11/18/09 regarding application of Granite State Minerals for an alteration of terrain permit.

Hebert asked Morgan to respond to the letter indicating the board would like to be involved in the application.

Other Business;

Discussion of Fox Point gazebo proposal.

Chairman Hebert felt the funds could be better used toward the town garage if the garage is voted in by the town.

**Pare made a motion that Morgan and Chairman Hebert draft a recommendation to the selectman regarding the Fox Point gazebo and the use of these funds toward the town garage, Abbott seconded, all in favor – motion carried.**

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

Meeting adjourned at 9:15 pm.

Respectfully submitted,

Melia Perreault  
Recording Secretary