

Present: Chairman Marlon Frink, Larry Upson, Barbara Hill, John Frink, Sandy Hislop, Jim Leger, Peggy Lamson, Chris Cross, Cosmas Iocovozzi.

Minutes of Previous Meeting:

Minutes of Work Meeting held November 26, were amended to read that the amount being held in the Wal-Mart bond could be reduced to the amount needed to complete the Boards requirements. Also, the date scheduled to visit the Con Ed plant was December 1. The minutes, as amended, were accepted on a motion by Barbara Hill, seconded by Peggy Lamson.

Correspondence:

Letter from Guilford Transportation, manager of Real Estate for Boston & Maine re: abutters notices.

Letter from Acentech re: review of acoustical design for Newington Energy Plant.

Two Memos from the Conservation Commission re: landscaping at Wal- Mart and 32 Nimble Hill Road.

Public Hearing - Total Waste Management:

Board was advised by David Carabetta that all plans, with revisions, have been submitted to the State and the permits should be issued very soon. The State has given permission to proceed with the proposed site changes.

Area lighting was discussed and Board was advised that there are no plans or specs for additional lighting - but if, in future, additional lights were needed a plan would be submitted to the Board for approval.

Chairman Frink suggested that blank underground conduits be installed during construction - that the Planning Board recommends underground wiring.

Chairman Frink noted that it is the policy of the Board not to approve any site plan without receiving the necessary State approvals. Tom Morgan suggested that this application is unique, being the first application for this type (short term storage of hazardous waste)of permit and the State's review is a lengthy one - that permission has been given to commence construction and the Planning Board could approve, with stipulations, so as not to hold up the construction phase. There being no further comments the Public Hearing was closed and the Board returned to their regular meeting.

Sandy Hislop moved to approve the Total Waste Management plan with the stipulation that any changes after State level review would require the applicant to return to the Planning Board.

Motion was seconded by Peggy Lamson and carried. Chris Cross abstained.

Old Business:

A. Report from Con Ed re: Noise

Marlon Frink and Larry Upson stepped down and Sandy Hislop took the chair.

James Barnes of Acentech was present to answer any questions that the Board may have and went over his report summarizing his findings. Noted that noise abatement requirements will be checked again after plant goes on line.

Barbara Hill stated that while visiting another plant she had heard a great deal of noise where the high pressure gas line entered the plant. Mr Barnes advised that there were silencers at the Con Ed plant.

Walter Beck, Project Manager for Con Ed, stated that he would be shocked if any noise reached the residents of Patterson Lane, except for the infrequent steam venting that in his 25 years of working in power plant development, he had never found such stringent noise level controls as required at this plant.

On a motion by Barbara Hill, seconded by Peggy Lamson, it was voted to accept the report from Acentech - Sandy Hislop noted that it appears very little additional noise should be experienced in the Industrial area from the Con Ed plant.

Mr Barnes and Mr Beck left the meeting. Marlon Frink returned to the Chair - Sandy Hislop and Larry Upson returned to the table.

B. Request fro Bond Release from Wal-Mart

The Conservation Commission have advised in their Memo that they will check the Wal-Mart landscaping in January and report back to the Planning Board.

Tom Morgan reported that he had discussed the traffic light synchronization with the State Highway and they advise that a review and analysis will take 2 months.

Board concluded that they should advise Wal-Mart that they will be notified when all reviews are complete and what date they should appear before the Board to discuss release of Bonds.

C. Request by Howard Patten for Release of Bond

The Conservation Memo recommends that the Bond not be released until the landscaping is complete and a maintenance plan is in place. It was also noted that a copy of the approved landscape plan is needed.

On a motion by Sandy Hislop, seconded by Barbara Hill, it was voted to take no action until the Conservation Commission is satisfied that landscape plans are complete. Tom Morgan was asked to notify Mr Patten and also ask him to attend the January Conservation Commission meeting.

Preliminary Discussion

Review plan of the Industrial Corridor Road across the Matrix property,

Tom reported that the owners of Matrix have yet to located. Selectmen Iocovozzi stated that he would get an address where the owners could be sent a registered notification of Public Hearings.

On a motion by Sandy Hislop, seconded by John Frink, it was voted to table this item until the January meeting.

Proposed Building Code Amendments

Tom Morgan distributed copies of a notice of Public Hearing, previously approved, with an additional proposal that "plans for structures in excess of 2000 SF should be stamped by a professional architect or engineer".

newer residential homes have very complicated designs and a stamp assures that the architect and or engineer stands behind his design and the end product will be safe. The requirement could be waived if the development is a simple cube shaped house.

Board also discussed the sample, from another Town, of a handout given by the Building Inspector to applicants for building permits. Board agreed that this could be a very helpful tool for both residential and commercial development and will consider the same for Newington. On a motion by Barbara Hill, seconded by John Frink, it was voted to include the proposal for stamped plans in the public hearing scheduled for January 14, 2002. Larry Upson abstained.

Board prepared their 2002 Budget requests - total proposed is \$39,250, a 23% decrease from the 2001 budget.

Chris Cross reported on the Exit 4 bypass proposal - that he has been in contact with the State DOT with various ideas for this interchange but, to date, they have not accepted any variance from their proposal. The DOT would like to meet with the Selectmen and some of the property owners abutting the project.

The Planning Board noted that this project will have an impact on everyone in Town and all residents should be given an opportunity at a Public Hearing to hear the State's proposal - that gubernatorial candidates should also be invited to any public hearings.

The meeting was adjourned at 9 pm on a motion by Larry Upson, seconded by Peggy Lamson.

Pat Main
Secretary