

Newington Zoning Board Meeting Minutes April 17, 2006

Call to Order: Chair Morton Called the meeting to order at 7:15 P.M.

Present: Ralph Estes, Richard Ford, Vincent Frank, John Frink, Edna Mosher, Jill Newick, Chair Matt Morton and Town Planner Tom Morgan.

Correspondence: Town Planner reported there was no new correspondence.

Minutes: Correction needs to be made on the minutes of last meeting held January 30, 2006. Morgan stated we granted two variances. One was for a 50-foot setback and one for building on a lot that was undersized with a stipulation that construction begin within a year. He did not remember who made the motion and seconded, but he does remember that these did pass. Frink said he made the motion, Cooke amended the motion to include that construction begin within one year. Motion was carried. Mosher made a motion that minutes of January 30, 2006 be accepted as corrected, Newick seconded. Motion carried.

New Business: Chairman advised Board that John Frink will no longer be the representative from the Planning Board. Vincent Frank will be the new representative. It was also noted that Russell Cooke had submitted his resignation from the Board. A new Co-Chair has to be nominated. Edna Mosher nominated Jill Newick as Co-Chair. Richard Ford seconded the nomination, motion carried. Chair advised Board that the Selectmen felt they the two alternates to the Zoning Board should become full members. Both have attended all meetings, so it made sense. He thinks selectmen have found an alternate to replace the two members, but it hasn't been confirmed yet..

Public Hearing:

Thomas Butler and Michael Haberski request variances in order to construct a 64-room hotel behind Mitchell's Exxon. Tax Map 7, Lot 20, and Map 12, Lot 15, as depicted on Plan #06001001 prepared by Eckman Engineering, dated 2/16/06. The applicant is proposing to build on a 1.14 acre lot and on a 1-acre lot where a Minimum of 120,00 square feet is required by Article VI of the Zoning Ordinance. The applicants also propose side & rear yard setbacks of less than 30 feet where Article VI requires a minimum setback of 30 feet.

Mr. Haberski represented the hotel. There was discussion regarding the proposed hotel property and the turn-a-around. Applicant understands that the State plans to put a road between applicant's proposal and the Exxon Station someday. Mr. Ford was confused as to why applicant was back before the Board as he thought the

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Board had already heard his request and granted approval. Haberski advised

Board that the Planning Board had asked that he do a plan based on certain Specifications. Frink stated that the reason Planning Board made the request was because there was confusion about the variances because they weren't in the minutes. Haberski stated what the Planning Board and what DOT want to happen is that they asked for him to leave room for expansion in the future someday (maybe 2009/2010) a 50-foot right-of-way and he would still get his landscaping but no parking in the right-of-way. He would maintain 75 feet. Haberski said what that did was make him move his building and some of the parking back. This will leave him with 66 parking spaces for 64 rooms. He feels this is the last time he will have to come before the Board because the State said, "You give us that 50-feet and that's all we want." Applicant stated they are willing to leave a 50-foot right-of-way. (Discussion regarding what the State plans to do in the future regarding Spaulding Turnpike)

Meeting was closed to outside discussion. Ford made a motion that the BOA Grant variance as outlined in S-1, dated February 16, 2006 for rear setback of 22.4 feet where 30 feet is required and one side setback of 15 feet where 30 is required. And a driveway 12 feet and 15 feet where 30 feet is required. Mosher seconded.

Board reviewed Criteria:

1. No decrease in value
2. Not contrary to public interest
3. Denial would result in hardship to applicant
4. Substantial justice would be done
5. Use not contrary to variance.

Motion Carried.

Chair Morton welcomed Jill Newick as the new co-chair.

Newick moved to adjourn meeting, Ford seconded, motion carried.
Meeting was adjourned at 8:05 P.m.

Respectfully submitted,

Sandra Sweeney, Secretary