

Town of Newington, NH  
ZONING BOARD OF ADJUSTMENT

Meeting Minutes – August 13, 2013

**Call to Order:** Chair Matt Morton called the August 13, 2013 meeting at 6:35 PM.

**Present:** Matt Morton, Chair; Ted Connors; Ralph Estes; John Frink; Planning Board Rep, Justin Richardson; Town Planner, Tom Morgan; and Jane Kendall, Recorder

**Absent:** Alternate, Justin Flynn

**Public Guests:** Alicia Busconi, Vice President of KeyPoint Partners

**Minutes:** *Ted Connors moved to accept the Planning Board & Zoning Board Minutes of July 22, 2013 with changes. Ralph Estes seconded the motion, and all members voted in favor.*

**Public Hearings:**

A) Request by **Crossings at Fox Run** for the following variances from the Zoning Ordinance in regards to proposed signs at 45 Gosling Road, Tax Map 34, Lot 3:

- 1) Remove the existing pylon sign, and erect a new pylon sign further west along Gosling Road that would be set back 20 feet where the ordinance requires a 75-foot setback, and would be approximately 500 Square feet in area where the ordinance allows a maximum of 100 square feet, and would be 40 feet high where the ordinance permits a maximum height of 35 feet.
- 2) Erect a 6' by 12' free-standing entrance sign at the shopping center's principal Gosling Road entrance 15 feet from Gosling Road where the ordinance requires a setback of 75 feet, and that limits the number of free-standing signs to no more than one per lot.

Alicia Busconi, VP of KeyPoint Partners who manage the Crossings Mall site said Gorrill-Palmer Consulting Engineers, Inc. came up with three designs for the placement of their new signs, and recommended that they move the Gosling Road entrance back for improved visibility. Chair Matt Morton said they could amend the motion to indicate a 25' setback, and asked Ms. Busconi if they still wanted the taller sign to be 40', and she said they did. Planning Board representative, Justin Richardson asked why they were asking for 40' when they told the Planning Board they would do

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37'. Ms. Busconi said she was coming to the BoA to show that it would be a hardship to do a smaller sign because the addition of newer tenants would make their individual signs smaller and less visible.

Board member, John Frink asked if they had spoken with DOT regarding distractions on the highway, and Ms. Busconi said they were told that the DOT required the extra setback. Mr. Richardson wondered if that was for the drainage easement. Town Planner, Tom Morgan said past experience with downed signs showed the DOT hasn't taken much responsibility for Gosling Road, but has left repairs up to the Town of Newington.

***Justin Richardson moved to grant the request by Crossings at Fox Run for a variance from the Zoning Ordinance in regards to proposed signs at 45 Gosling Road, Tax Map 34, Lot 3 to removed the existing pylon sign, and erect a new pylon sign further west along Gosling Road that would be set back 25 feet where the ordinance requires a 75-foot setback, and would be approximately 500 Square feet in area where the ordinance allows a maximum of 100 square feet, and would be 40 feet high where the ordinance permits a maximum height of 35 feet. John Frink seconded.***

Mr. Richardson read through the five criteria and found no reason not to grant the variance.

***The motion passed unanimously.***

***John Frink moved to grant the request by Crossings at Fox Run for a variance from the Zoning Ordinance in regards to proposed signs at 45 Gosling Road, Tax Map 34, Lot 3 to erect a 6' by 12' free-standing entrance sign at the shopping center's principal Gosling Road entrance 15 feet from Gosling Road where the ordinance requires a setback of 75 feet, and that limits the number of free-standing signs to no more than one per lot. Ralph Estes seconded.***

Mr. Frink read through the five criteria and found no reason not to grant the variance.

***The motion passed unanimously.***

**Correspondence:**

Mr. Morgan said he received an email regarding the Gant propane storage tank, and their intention to export their C3 propane by boat to Europe and to Florida by rail to increase sales which have been affected by the fracking in the Midwest that has produced natural gas cheaply.

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**Adjournment:** *John Frink motioned to adjourn, and Justin Richardson seconded. All were in favor, and the meeting adjourned at 8:15 p.m.*

**Next Meeting:** Monday, September 16, 2013

**Respectfully  
Submitted by:** Jane K. Kendall, Recording Secretary