

Call to Order: Chair, Matt Morton called the meeting to order at 6:55 PM. Board members in attendance: Ralph Estes, John Frink, Mike Marconi and Tom Morgan, Town Planner.

Correspondence: Morgan presented a copy of a new **Work Sheet:Statement of Reasons – Variance** and a copy of the Planning Board minutes from July 14, 2008.

Minutes: Marconi moved to accept the minutes of January 31, 2011: Estes seconded, motion carried.

Public Hearings:

- 1) A request by Regal Cinemas for a variance in order to increase the extent of wall signs on the building's southern facade from 443 square feet to 463 square feet where Article XII of the Zoning Ordinance limits the sign size to 329 square feet. The property is located at 45 Gosling Rd., Tax Map 34, Lot 3.

Glen Milhomme, General Manager of the Cinemas in Newington and Bill Lockett, representing CIMA Sign Company, Cinema Network Sign Contractor. Mr. Lockett was here for the original request. They are requesting an additional 20 square feet for their new RPX signage project. RPX, which represents Regal Premium Experience indicates

an improvement in the entertainment venue. This sign advertises the addition of a new 55' wide screen available in one of the theaters. This screen will provide enhanced viewing for 3-D as well as other movies and will be available in that theater only.. The normal screen size is 35'.

After much discussion regarding size and location of the sign, the hearing was closed

for further discussion among the Board Members. Frink questioned the need for the variance, however, it was pointed out by the applicant that the sign was very understated and would only be seen by individuals driving through the theater alley. Frink moved to approve request, Estes seconded. Frink felt he would have difficulty going through the five criteria, at which point Mr. Lockett indicated he could make an attempt at the process. 1. Felt there was minimal addition to the original request and signage. 2. Also as with #1. 3.

Granting variance would not do harm to the surrounding area. 4. Visabilitywise, the sign would be within an alley way and would not be seen by surrounding area. 5. To deny request, would be a detriment to the Cinema in its ability to compete with area Cinema Theaters. Upon completion of 5 criteria, The Chair asked if the Board was ready for a vote. Marconi, Frink and Morton voted in favor; Estes opposed; motion carried.

1.

- 1) A request by David Hislop for a special exception and variances in order to construct a roadway and driveway across wetlands pursuant to Article XI of the Zoning Ordinance. The property is located at 34 & 46 Old Post Road, Tax Map 16, Lots 8 & 8A.
- 2)
- 3) John Frink excused himself from commenting or voting on request from applicant because he works for Mr. Hislop.
- 4)
- 5) Chair explained why the applicant might want to postpone request because there would only be three voting members present. After some discussion the applicant presented his proposal. There were comments from Frink and Mrs. Eva Reed. Justin Richardson, Chair of the Conservation Commission stated he had no enforcement power but was there only to make recommendations.
- 6)
- 7) Mr. Hislop presented his plan for the use of property because of new wetlands ordinance
- 8) He would like to develop the back property. He is looking for a special exception for the two farm crossings. He would like to make driveways to develop the two thirds of property located on the other side of crossings into three properties. After questions and comments from Mrs. Reed, Mr. Spinney and Mr. Richardson, the applicant decided to seek approval from the Board that night. Chair Morton asked if there were any more comments from the Public. The hearing was then closed.
- 9)
- 10) The Chair asked if there was a motion to accept; Marconi made a motion to accept, Morton seconded. There was discussion regarding special exceptions. Marconi made a motion to accept special exceptions, Estes seconded. Motion carried.
- 11)
- 12) A request by Laura and Kenneth Peterson for a variance from Article XI of

the Zoning Ordinance in order to allow an indoor riding ring, access drive, garage and swimming pool to be less than 100 feet from wetlands, and a special exception to allow an access drive to cross wetlands as per Article XI, Section 4C of the Zoning Ordinance. The Property is located at 408 Newington Road, Tax Map 51, Lot 15.

Applicant runs a therapy practice and uses horses to help children in the process.

Attached to our Agenda is a copy of the Planning Board Minutes for July 14, 2008

that outlines the applicant's proposal. Applicant knows they need to get a variance and D.E.S. Approval for their project. They will work with the Conservation Commission.

There was discussion regarding the size of proposed rink (75'X150') and how far it would be from the wetlands. One section would be 10' away, the rest 25'-30'. Morgan

pointed out the minutes from the Planning Board Meeting.

2.

- 1) After discussion and questions from the Public and the Board regarding need and plans applicants have to accomplish their project, the meeting was closed to the public.

The Chair asked if the Board members had any further comments or questions. It was pointed out that the Planning Board was in agreement with the proposal in 2008. Estes stated he had walked the property and proposal was most feasible way to get to the area.

Estes made a motion to accept request, Marconi seconded. Frink felt it important to look at purpose and intent of Ordinances. Would feel better if Conservation was in agreement. Morton, Marconi and Estes in agreement; Frink opposed based on procedural issue.

Chair asked if there was any other discussion, there being none, Marconi made a motion to adjourn; Estes seconded. Motion carried. Meeting adjourned at 8:45 PM.

Respectfully Submitted,

Sandra Sweeney, Secretary