

Town of Newington, NH

PLANNING BOARD

Meeting Minutes, Monday, February 25, 2013

Call to Order: Chair, Denis Hebert called the February 25, 2013 meeting at 6:30 PM.

Present: Vice Chair, Mike Marconi; Patty Borkland; Bernie Christopher; Dick Spinney; Alternate Member, Peggy Lamson; Town Planner, Thomas Morgan; and Jane Kendall, Recorder

Absent: Jack Pare; Board of Selectmen Rep, Rick Stern;

Public Guests: Surveyor, Dave Hislop; Dan and Rene Plummer with Two International Group; Maria Stowell, PDA

1) Public Hearing: Proposal by **Two International Group, LLC** for a lot merger/adjustment/subdivision at 17 New Hampshire Avenue.

(Alternate Board member, Peggy Lamson who also serves on the PDA Board of Directors recused herself from the discussion.)

Surveyor, Dave Hislop began with a discussion of whether the application would be for a lot line adjustment or subdivision. Board Chair, Denis Hebert said Town Planner, Tom Morgan had looked up the definitions, and Tom said RSA 672 says that lot line adjustments and mergers are all considered subdivisions.

Maria Stowell with the PDA said their provisions require that the 1-1/2 acre plan show the entire 3,000 acre development, but they only received a quit claim deed when it was turned over from the Air Force, and the entire parcel was never surveyed. They will ask their board for a waiver when they meet later in March. Dave Hislop said the entire lot could be roughed out from maps. Chair, Denis Hebert said the Air Force would have surveyed the lot. Maria Stowell said lots have been subdivided, but the maps say, "...more or less..." Denis Hebert wondered how "...more or less..." would be worked out in court if there was ever a dispute. Chair Hebert said Tom Morgan had asked for a digital PDF of the plan and Tom said he assumed a survey existed when he asked, but was hearing that they couldn't put their hands on a survey. Maria Stowell asked if that had to include the entire 3,000-acre lot from the Air Force, for which they only have a quit claim deed with a drawing outlining the lot. Dave Hislop said the deed is over an inch thick. Mike Marconi asked how the tax map was laid out, and Tom Morgan said there are two sets of tax maps, one with the City of Portsmouth, and one through the Newington assessors.

Chair Hebert asked if a traffic study had been done, and Tom Morgan said they could supply that when they come back with more information for the site plan review.

Chair Hebert asked if there are any restaurants planned for the area and Maria Stowell said they are near the food court. Hebert also asked if there are any plans for a gas/service station to reduce off campus travel for quick essentials, and Maria said there has been talk about a convenience store.

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Mike Marconi moved to approve the proposal by Two International Group, LLC for a subdivision subject to the PDA's waiver of subdivision regulation in Section 502.03(a)(7). Bernie Christopher seconded, and all were in favor, with Peggy Lamson having recused herself.

Minutes: ***Mike Marconi moved to accept the Minutes of February 11, 2013. Bernie Christopher seconded. Peggy Lamson recused herself, and all others were in favor.***

Adjournment: The regular Board meeting adjourned at 7:15p, and then went into a joint session with the Zoning Board of Adjustment.

Next Meeting: Monday, March 11, 2013

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