

Town of Newington, NH

PLANNING BOARD

Meeting Minutes, Monday, February 11, 2013

- Call to Order:** Chair Denis Hebert called the February 11, 2013 meeting at 6:30 PM.
- Present:** Vice Chair, Mike Marconi; Patty Borkland; Bernie Christopher; Jack Pare; Dick Spinney; Board of Selectmen Rep, Rick Stern; Jane Kendall, Recorder; and Thomas Morgan, Town Planner
- Absent:** Alternate Member, Peggy Lamson
- Public Guests:** Attorney Bernie Pelech

1) New Business:

A) Proposal by **Two International Group, LLC** for lot merger/adjustment/subdivision at 17 New Hampshire Avenue

Attorney Bernie Pelesh came before the Board with plans to merge lots in the old AF Resource Library which will be demolished, and new structures built. Pease Development Authority endorses the project. Discussion ensued whether the plan would require a lot adjustment, merger or subdivision. Attorney Pelesh said Pease legal told him the PDA has no provisions for mergers. Town Planner, Tom Morgan said Newington and Portsmouth would need to agree with how to proceed in order for the plan to get recorded.

Board Chair, Denis Hebert asked if anyone had any problem with the PDA bringing more business into the community. Mike Marconi said the community won't see any tax revenue from PDA business. Denis Hebert said that is true, but is not the current issue at hand.

Tom Morgan said the Board of Selectmen sent a letter to the PDA requesting a view of the surrounding lot lines. Denis Hebert said this is a preliminary review, and more details will follow, but looks like a well-planned project that will begin with a subdivision and then become a merger.

Tom Morgan said he would post the Public Hearing for the February 25, 2013 meeting.

In a follow up discussion, Tom Morgan noted that there was a gap between Portsmouth and Newington lines on the map shown. Morgan said surveyor, Dave Hislop's line was based on the 2005 agreement between Portsmouth and Newington, and Portsmouth Public Works placed pins there, but he received an email noting the previous discrepancy. Dick Spinney said he lived on Gosling Road in the 1930's, and there used to be a stonewall 13-14 feet from the center of the road. Tom Morgan said some are still there, but people have stolen many of them, so the surveyor worked from aerial photos taken in the 1940's.

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Mike Marconi moved to have Tom Morgan send a letter to the City of Portsmouth that Portsmouth Public Works had placed pins after an agreement had been reached in 2005. Bernie Christopher seconded the motion, and all were in favor.

B) Proposal by **COAST** for improvements to a bus stops at 85 Gosling Road
Tom Morgan said the COAST presenter had a death in the family and was not able to attend. They are proposing to improve the bus stops near ToysRUs , as well as finalize the location of a bus stop on Shattuck Way, most likely placing it in the space between the condominium buildings across from Tyco. Denis Hebert stressed the importance of moving forward before funds are lost.

2) Capital Improvement Program: Update

The Board reviewed the list of Capital Improvements from 2011 through 2016. Jack Pare noted that the 2011 list didn't include things that had actually been done such as the Town garage, the Parsonage, and roads that had been repaired. He also noted that no parking spaces had ever been added to the library.

Chair Denis Hebert asked Tom Morgan to take the lead and upgrade the list, and also look at the Master Plan. Tom Morgan said the Board of Selectmen control the money, so suggested picking out the projects that had been done, and talk to the Selectmen regarding plans for the next two years.

Chair Hebert asked Board of Selectmen representative Rick Stern if the transfer station was a good place for the fireman's practice tower, and if they might look at improving the safety of entering and exiting the transfer station.

Patty Borkland noted there were no repairs to the elementary school listed. Tom Morgan said the list is two years old and needs updating. Rick Stern said a letter was sent out, but the school didn't make their repairs.

Stern said there are also items listed that probably won't be done, including the cistern at the library. Denis Hebert said he thought the Fire Department had requested the cistern because there was no water access at that end of town. Rick Stern said there was an ongoing debate as to what the best solution would be.

Rick Stern said Woodbury Avenue will also need to be added, and Denis Hebert said there will be a new rotary as well. Jack Pare asked about adding parking areas for boat trailers on Patterson Lane, and Mike Marconi also asked about putting out a portable toilet like the one at Fox Point.

3) Other Business

Mazeau Subdivision: It was noted that one lot has been sold without meeting the subdivision approval provision of removing utility poles before the sale. Chair Hebert said the person who bought the lot has a lot to lose when he realizes the condition of subdivision has not been met. Bernie Christopher said the Building Inspector cannot

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approve the building permit if the conditions have not been met. Tom Morgan suggested seeking legal counsel for their recommendations.

Patty Borkland moved to have a letter written by legal counsel to the Mazeau's with copies to the Board of Selectmen, Building Inspector, and new lot owners that the conditions of approval for subdivision were not met. Bernie Christopher seconded, Mike Marconi recused himself, and all others were in favor.

Minutes: ***Jack Pare moved to accept the Minutes of January 14, 2013 with changes as noted. Mike Marconi seconded, and all were in favor.***

Next Meeting: Tom Morgan passed out copies of the *2012 Municipal Law Lecture Series 1, Procedural Basics for Planning and Zoning Boards* to study prior to the joint session with the Zoning Board of Adjustment scheduled for Monday, February 25, 2013. The meeting will begin around 7 p.m. after the Public Hearing scheduled at 6:30 p.m.

Adjournment: Patty Borkland motioned to adjourn and Mike Marconi seconded. All were in favor and meeting adjourned at 7:40 p.m.

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