

# Town of Newington, NH

## PLANNING BOARD

Meeting Minutes – February 13, 2012

**Call to Order:** Chair Denis Hebert called the February 13, 2012 meeting at 6:48 PM. The meeting was announced for 6:30 PM but delayed until a forum was obtained

**Present:** Patty Borkland; Bernie Christopher; Cosmas Iocovazzi (arrived at 6:47 PM); Jane Kendall, Recorder; and Thomas Morgan, Town Planner

**Absent:** Mike Marconi, Vice Chair; Jack Pare; Alternate Members, Clifford Abbott and Peggy Lamson;

**Public Guests:** John Chagnon, PE LLS, Ambit Engineering; Mike Mazeau; Paul Hollis; Alex Ross with Ross Engineering; Rick Stern

**1) Public Hearings:** Proposal by Todd Adelman, KWA, LLC and TWA Realty, LLC for lot line adjustment at 521 Shattuck Way, Tax Map 7, Lots 2A and 3

John Chagnon, PE with Ambit Engineering came before the board on behalf of client, Todd Adelman, KWA LLC and TWA realty, LLC with their plan for final approval of a lot line adjustment to make the smaller parcel more conforming for a curb cut. Abutter, Rick Stern asked about the small curb cut from the property in front of the building. Mr. Chagnon said that had been conveyed to the Town when that portion of Shattuck Way had been constructed, and would probably go on the Warrant Articles for next year's Town Meeting to transfer it back to the owner.

Board Chair, Denis Hebert closed the public session, and agreed that transferring the small curb cut back to the owner would make sense. Board of Selectmen Chair, Cozi Iocovazzi said if the Board of Selectman has the authority to take property in the Town's interest, he would like to see if they could also return it without a Warrant Article going before Town Meeting.

Board member, Bernie Christopher moved to accept the lot line change on Tax Map 7, Lots 2A and 3 as proposed. Cozi Iocovazzi seconded the motion, and all were in favor.

**2) Curb Cut Permit Application:** Todd Adelman for 521 Shattuck Way, Tax Map 7, Lot 3

John Chagnon, PE with Ambit Engineering came before the board on behalf of client, Todd Adelman, KWA LLC and TWA realty, LLC with their plan for the curb cut, driveway and parking.

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Discussion began to ensue regarding plans for the driveway and parking lot, but Town Planner, Tom Morgan cautioned that the Public Hearing had only been advertised for the curb cut, and an additional Public Hearing would need to be announced for the Master Plan. Morgan also said after the Planning Board reviews the driveway and parking lot plans, they would need to go to the Board of Adjustment.

Board Chair Hebert then closed the public session of the hearing for discussion within the Board. Bernie Christopher said he saw no indication on the drawing where the curb cut starts from the corner of the State property, and Mr. Chagnon measured the map and said it would be 74 feet to the centerline.

Board member, Patty Borkland moved to approve the 36 foot wide curb cut, 74 ft from the NH State property line at 521 for the 521 Shattuck Way, Tax Map 7, Lot 3 as presented. Cosmas Iocovazzi seconded the motion, and all were in favor.

**3) Preliminary Discussion:** Proposal by Michael Mazeau for a 4-lot subdivision and a lot line adjustment at 124 Fox Point Road.

Mike Mazeau came before the board with a proposal plan showing the location of four lots with driveway access and road frontage out of his available 12-1/2 acres, while retaining his land locked 3.6-acre home lot with deeded right of way, as proposed by developer Paul Hollis.

Board member, Patty Borkland asked what affect the development would have on the area wetlands. Mazeau said Steve Ricker from Sandpiper Environmental would do the wetlands assessment, but that he previously had Mark West Environmental to walk the property, and understood there were no protected wetlands plants, and that the area is not prime wetlands, but intermittent from runoff. Board Chair, Denis Hebert said they would still need to go to the Conservation Commission and State Department of Environmental Services to review the plan.

Mr. Mazeau said water feed in the area is excellent, but access to Portsmouth water would be available. Chair Hebert expressed concern for the damage to Town roads from construction for public water services as occurred in the development of Beane Lane, and would want a bond stipulation set for any repairs. Cozi Iocovazzi said the Town does require bonds for two years, and Denis Hebert said he thought it should be for five years in case there were any delays in the construction. Mazeau asked if it would be necessary for new homeowners to use Portsmouth water. Cozi said it was his understanding that homeowners were required to hook up to Portsmouth water if the water line was near the lot. Tom Morgan said it was a good question that required more confirmation.

Mazeau said individual utility poles would be set for each lot, and test pits had been done already. Mazeau said he had previously hired someone named Dick Bond to witness the test pits. Tom Morgan questioned the placement of one or more of the test pits, which are required to be away from lot lines, and also must be witnessed by a town official.

Hebert expressed concern that a hardship exception for subdivision might be requested in the future for the larger 5.74-acre lot in the back in the future. Town Planner, Tom Morgan said a deed convenient could prohibit future subdivision.

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Mr. Mazeau welcomed members of the Board to let him know if they would like to do site walks.

### **4) Rockingham Planning Commission**

A) Nomination of 2<sup>nd</sup> Newington representative to the RPC

Tom Morgan shared the announcement that Rockingham Planning Commission has opened up the number of representatives from one to two, and two alternatives. Cozi said they should ask if anyone from the Zoning Board of Adjustment would be interested in attending the once a month meetings.

B) Legislation to abolish regional planning.

Tom Morgan announced legislation put forth to do away with regional planning commissions in the interest of less government regulation and spending, even though the commissions are voluntary and advisory.

### **Correspondence:**

Tom Morgan shared an email received from Westinghouse who is increasing their business and are interested in expanding their parking along Avery Road. Cozi said it is not a Town road. Chair, Denis Hebert said his concern would be the impediment of fire and emergency vehicles. Tom Morgan said it is not clear if the proposal is for parallel or head in parking, but head in parking would be a traffic hazard when backing out. Morgan recommended they come in to the next meeting on the second Monday in March with a site plan for approval.

**Minutes:** Patty Borkland motioned to approve the Planning Board Minutes for January 9, and January 23, 2012. Cozi locovazzi seconded the motion, and all members voted in favor.

**Adjournment:** Denis Hebert motioned to adjourn. Cozi locovazzi seconded, and all were in favor. The meeting adjourned at 8:25 p.m.

**Next Meeting:** Monday, March 12, 2012

**Respectfully**

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