

Town of Newington, NH

PLANNING BOARD

Meeting Minutes – October 17, 2011

Call to Order: Chair Denis Hebert called the October 17, 2011 meeting at 6:31 PM.

Present: Mike Marconi, Vice Chair; Patty Borkland (arrived at 6:30 p.m.); Bernie Christopher; Jack Pare; Alternate Member, Peggy Lamson; Jane Kendall, Recorder; and Thomas Morgan, Town Planner

Absent: Cosmas Iocovazzi; Alternate Member, Clifford Abbott

1) Public Hearing: Proposal to Amend Parking Provisions in Section 18 of Site Plan Review Regulations

Board Chair, Denis Hebert opened discussion with clarification that the purpose of the amendment would be to reduce storm water runoff from impervious surfaces.

Town Planner, Tom Morgan said Town Attorney, Peter Loughlin had reviewed the most recent revision and recommended the removal of Section D.

Board member, Jack Pare said the ordinance currently lists a minimum number of spaces, and the revision lists maximum, but suggested changes include a minimum and maximum range. It was also pointed out that the requirements of small, local business owners can be more accommodating than national chains in the malls that mandate a certain number of parking spaces. Chair Hebert said times have changed considering years ago the parking spaces for the Newington malls were maxed out before the Fox Run and Rochester malls were built.

A brief discussion ensued regarding the possibility of including pervious pavement in the regulations, with Denis Hebert pointing out that pervious surfaces can be helpful in storm water management so long as they are maintained properly, including when repaved.

The Board then continued to make additional changes to clarify the regulations, and Tom Morgan said he would send out the revised changes to Board members and Attorney Loughlin. The Public Hearing is to be tentatively continued on November 7, 2011 after polling Board members.

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2) Land Use Regulations – Proposed Amendments

A) Proposal to Amend **Road Frontage Zoning**

Discussion ensued regarding multiple road frontages, and the need for language indicating that the Planning Board would need to assess and determine on a case-by-case basis. Tom Morgan also suggested clarifying the definition of “side yard” contradictions on page 5 and page 8.

B) Letters from **Utilities Confirming Applicant Proposals Meet Specs**

Town Planner, Tom Morgan presented his draft on item “g” that applicants would need to provide a letter of approval from utilities. Chair Hebert requested an amendment that application approval from the Planning Board would be contingent with meeting the utility regulations approval, and requested that a list of the application procedures listing Application; Planning Board Approval; Utility Approval and the Planning Board’s final approval of the Construction Permit be written in.

Scheduling a Public Hearing for these changes was postponed until changes to the language are complete.

3) Other Business

A) **Bus Shelter Requirement for Tyco Plant Construction** on Shattuck Way

Town Planner, Tom Morgan informed the Board that Opeechee Construction was told by Unitil Gas Company that they would not permit a Coast public transportation bus shelter to be constructed on their right of way. Opeechee President, Greg Kirsch offered to pay out the funds to the Town of Newington that they agreed to use for the bus shelter construction to build the shelter wherever the Town would like. Discussion ensued with suggestions as to how best to resolve the issue. The requirement for completion of the project is two years.

Tom Morgan suggested that two bus shelters on either side of the road would provide safer bus stops for pedestrians. The necessity of crosswalks for safety was also pointed out. Chair, Denis Hebert reminded the Board that contributions from the Air Mitigation Fund are available if necessary.

Morgan suggested the manager of the deRochemont house could be asked if they would consider placing one of the shelters on their property, and asking if another business on the other side would consider building another shelter.

Board members recommended that Coast Transportation be contacted with inquiries on what their bus stop requirements would be, what the costs would be, and if Coast would own and maintain the shelters, or if the Town would be required to maintain them.

Chair Hebert asked Tom Morgan if he would head the project, and if he would run the options past the Board of Selectmen.

B) **Re-election:** Mike Marconi asked Tom Morgan if he would review and advise the Board of who is up for re-election during next term.

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Minutes: Mike Marconi motioned to approve the Planning Board Minutes for September 19, 2011 with amendments as discussed. Patty Borkland seconded the motion, and all members voted in favor.

Adjournment: Mike Marconi motioned to adjourn. Patty Borkland seconded, all were in favor and meeting adjourned at 7:50 p.m.

Next Meeting: Thursday, November 3, 2011

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