

# Town of Newington, NH

## PLANNING BOARD

Work Session Minutes, Monday, May 9, 2022

- Call to Order:** Chair Denis Hebert called the May 9, 2022, meeting at 6:00 p.m., followed by the pledge of allegiance.
- Present:** Chair Denis Hebert; Vice-Chair Christopher Cross; Board Members: Russ Cooke; Ben Johnson; and Jim Weiner; Alternate Board members, Rick Stern; Town Planner, John Krebs and Jane Kendall, Recorder
- Absent:** Board member, Peter Welch; and Board of Selectmen's Representative, Bob Blonigan

### I) **Work Session:**

#### A) Discussion of **Capital Improvements Program**

Chair Hebert stated that Town Administrator, Martha Roy had sent a message to him and Town Planner, John Krebs to inform the Board and the audience that the video recording would continue after meetings. Chair Hebert suggested that people move to the lobby to have additional discussions in private or move to the deRochemont Room for non-public meetings.

Board member, Russ Cooke said he thought that the recordings were going on in the lobby and the deRochemont room as well and asked for confirmation. Mr. Krebs said his understanding was that cameras outside the door and parking lot were videos without audio.

Mr. Krebs passed out a memorandum regarding Newington's Capital Improvements Program (CIP) background.

Mr. Krebs noted that Vice-Chair Cross had made language change recommendations for shortening and replacing the background statement on page 2, and noted that 55% of the land on town was controlled beyond the municipal level.

Mr. Krebs said his recommendation included a final statement on the importance of careful planning. Mr. Krebs added that towns with more land were able to lower their tax rate by careful development, but Newington didn't have that luxury because the die

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had already been cast in many cases. Mr. Cook agreed, but said he wasn't sure if he was in favor of mentioning the low tax rate.

Board member Jim Weiner recommended that Vice-Chair Cross' numbers be incorporated into Mr. Krebs' draft. Chair Hebert agreed that the correct numbers were important, and that they should blend the two because it was a mechanism to protect the town.

The Board went on to review the draft, and made recommendations for corrections. Chair Hebert noted that they were suggestions for the Planning Board to review, recommend or not recommend, and were not instructional according to the RSA. Vice-Chair Cross added that the Planning Board could also add recommendations, however.

Mr. Krebs said this CIP proposal was for 2022, but some projects didn't have budgets at this time. Mr. Krebs said they needed to update the CIP every 10 years at a minimum, but they could do it more often. The Board discussed town road paving costs and schedules.

Mr. Krebs said the main part of the CIP was on page 13, listing all projects that were submitted from every participating department. The Board reviewed these items.

Chair Hebert said the Board of Selectmen had asked the Planning Board to do estimates, and provide a formula for pavement planning because Newington didn't have a fully staffed public works department. Mr. Weiner noted that they would not be able to anticipate the exact increase of petroleum increases, but this would provide a best guess.

Mr. Krebs said he would make changes in response to the Board's recommendations, and then schedule a public hearing. Chair Hebert asked Mr. Krebs to invite Budget Committee Chair, John Lamson to attend that meeting.

### B) Discussion of **Regulatory Amendments**

Mr. Krebs asked the Board to refer to his May 9, 2022, Building Height memorandum.

Mr. Krebs said the Planning Board had approved two Special Exceptions in the previous month to allow two residential homes to be higher than what was listed in the Zoning Ordinance, but Code Enforcement discussed the process with Town legal counsel, who determined that the New Hampshire State Legislature said planning boards could not grant Special Exceptions, so the applicants went before the Zoning Board of Adjustment.

Mr. Krebs said the Planning Board decided that they would change the language on height in the Zoning Ordinance next fall, but Chair Hebert suggested that they address the language for height measurement from the lowest elevation to the average grade, so that it would be ready to go in the fall in preparation of the 2023 town meeting.

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Chair Hebert suggested that they also address cupulas, considering two homes had been built with heated and air-controlled cupulas in the past. Mr. Krebs said a cupula was part of the building, and they circumvented the height restriction.

### II) Other Business and Discussions:

Chair Hebert said he had asked Mr. Krebs to write a letter to the Board of Selectmen regarding Planning Board representatives for Rockingham Planning Commission.

There was a brief discussion regarding FAA control of drones in town after Mr. Weiner reported that a drone flew close to his house recently.

The Board also discussed whether the New Hampshire Department of Transportation (DOT) intended to subdivide the lots on Shattuck Way and Bloody Point to facilitate their sale. Mr. Krebs said they would not be ready to sell for another year, and they told him they didn't have to before the Board because Shattuck Way served as a subdivision line.

**Minutes:** *Chris Cross moved to approve the Minutes for the April 11, 2022, meeting with corrections as noted. Jim Weiner seconded, and all were in favor.*

**Adjournment:** *Russ Cook moved to adjourn the meeting. Jim Weiner seconded the motion and the meeting adjourned at 8:57 p.m.*

**Next Meeting:** Monday, June 13, 2022

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

*These Minutes were approved and adopted at the June 13, 2022, Planning Board Meeting.*