*Newington Planning Board***Monday February 8, 2016 6:30 PM**

*Agenda*

1) **Public Hearing:**

A) Proposal by Jarrad Savinelli and John Newick for a 7-lot subdivision at 6 & 34 Fabyan Point Road, Tax Map 47, Lots 5, 6 & 7.

2) **Preliminary Consultations:**

A)Proposal by Westinghouse to expand its parking capacity at 178 Shattuck Way, Tax Map 20, Lot 3.

B) Proposal by Stoneface Brewery to expand its brewery and establish a pub and retail sales at 436 Shattuck Way, Tax Map 7, Lot 12.

3) **Public Hearing:** Proposal to revise the land use regulatory provisions that address condominium conversion, and in particular, to add the following sentence to Section 11-b of the Site Plan Regulations:

*“Separate septic systems shall be required for each dwelling unit.”*

The board will also consider a proposal to move the condominium regulations from Section 11 of the Site Plan Review Regulations to a new Section 7 in the Subdivision Regulations, and the re-numbering of subsequent regulations accordingly. The Planning Board also proposes to amend the Subdivision Regulations by adding the following to Section 5H1:

***“Underground:*** *All utility lines shall be placed underground in ~~the~~ all street right-of-ways or in dedicated easements, unless the Planning Board grants a waiver.”*

4) **Report** by Town Planner

5) **Master Plan:** Proposed revisions to the Vision chapter

6) **Minutes** of January 11, 2016

Denis Hebert, Chair

Planning Board