

# Town of Newington, NH

## Planning Board

Meeting Minutes, Monday June 25, 2018

**Call to Order:** Chair Denis Hebert called the June 25, 2018 meeting to Order at 6:30 PM

**Present:** Chair Denis Hebert, Vice Chair Christopher Cross, Jim Weiner, Peter Welch, Bernard Christopher, Selectmen's Representative Ken Latchaw and Gerald Coogan, AICP, Town Planner.

**Absent:**

**Public Guests:** None

Chair Hebert reported that Rick Stern resigned from the Planning Board for personal reasons.

**1. Plan Amendment:** Underground transmission lines in the Residential zoning district

D. Hebert noted that the Planning Board meeting minutes of February 23, 2015 did not reflect the fact that the Planning Board voted to accept the plan amendment relative to the placing electric transmission lines underground in the Residential zoning district. A Memo from the Town Planner at the time indicated the Board accepted the plan amendment. Board members present at that meeting date signed affidavits to that affect.

*Motion:* C. Cross moved that the 3<sup>rd</sup> paragraph on page 6 of the Planning Board's February 23, 2015 meeting minutes be stricken, because the minutes do not accurately capture that the motion made by him was for the Board to adopt the Master Plan amendment language that was distributed that evening to the other Board members, and that the following language be inserted as the corrected page 6, 3<sup>rd</sup> paragraph of the Board's February 23, 2015 meeting minutes:

"Mr. Cross moved that the Board adopt the proposed Master Plan language which he just distributed to the Board, which includes language that all future electric utility transmission lines in the Residential District shall be placed underground. Mr. Pare seconded the motion and all were in favor. The approved revised Master Plan language shall be forwarded by Mr. Morgan to Town Counsel, Attorney John Ratigan." The motion passed unanimously.

The Board's recording secretary shall correct the minutes of February 23, 2015 by inserting the correct motion. A copy of a signed affidavit shall be attached to the Board's meeting minutes of June 25, 2015.

**2. Policy on a site visit by a Board member:** Request standing approval when invited.

D. Hebert reported that the Town Planner and the owner of the 109 Gosling Road invited him for a site visit to the property on June 21<sup>st</sup> at 11 AM. Upon reflection of the Board of Selectmen's recent policy statement that a land use board should vote in a public meeting to allow a Board member to visit a site, he did not attend the site visit. D. Hebert request the Planning Board approve a motion granting standing approval to allow the Chair to visit a site, when requested by the Town Planner and property owner. After discussion on this request, K. Latchaw suggested he consult with the other two Selectmen before the Board takes action on the request.<sup>1</sup> He will report back at the next Planning Board meeting.

**3. Master Plan Update:**

D. Hebert began the discussion by stating the 2010 Master Plan was generally a satisfactory planning document and that this current effort was an Update of the 2010 Master Plan and there may be a misunderstanding of the intent of an update.

C. Cross, Chair of the Master Plan Subcommittee, updated the Planning Board on the status of the Master Plan Update. Copies of the following were available: updated Vision Statement and Policies, Agreement with the RPC, Existing Land Use Map, 2015, Zoning Map, 2018. He noted the staffing problems at the Rockingham Planning Commission (RPC) and that the RPC was committed to providing the Town with a suitable planning document that covers the Vision Statement, Existing Land Use and Future Land Use Chapters. C. Cross explained that the approach that he and subcommittee took was to consolidate parts of the 2010 Plan with the intent of making it a more condense document. D. Hebert expressed concern that this approach may unintentionally omit some important language. He recommended that the entire Planning Board review appropriate sections of the 2010 Plan "line by line" for changes, additions et cetera. C. Cross noted that the RPC has spent much of the budget for the Master Plan update. Even though much of the budget may have been spent, G. Coogan noted the Town needs to receive an acceptable work product(s) from the RPC.

C. Cross reviewed with the Board the 13 Development Policies included in the 2000 and 2010 Master Plans and described how the subcommittee has worked to consolidate them into eight Development Policies. In light of federal authority in some matters, policies dealing with hazardous materials and noise among others were deleted. The intent was to merge the vision, development policies and objectives along with strategies into a unified planning document. J. Weiner liked how the strategy element was worked in and D. Hebert liked how the original policy # 1 was written and thought the new policy # 1 was lacking. P. Welch urged the Board to move forward with this approach. B. Christopher thought the Board should use the existing 2010 Master Plan (Vision, Existing Land Use and Future Land Use) and simply update it.

C. Cross mentioned noise contours and reviewed both maps with the Board for corrections and additions. The RPC needs to add more information before it can finalize the two maps and

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<sup>1</sup> In the new application procedures, an applicant signs a statement in the application form authorizing Town representatives and agents to visit the site when necessary.

request the Board to accept them as complete. For example, the exact boundary of the Town's Historic District needs clarification. Individual lot lines are not needed. The Build out Analysis and Map requires additional thought and input from the Board.

The Board decided to meet on Wednesday July 11<sup>th</sup> at 8 AM to 12 Noon for the purpose of reviewing and updating the 2010 Plan line by line.<sup>2</sup> The Board needs to establish an agenda and an anticipated outcome for the meeting on July 11<sup>th</sup>.

**Minutes:** May 14, 2018 – Approved with minor modifications.  
June 11, 2018 – Approved with minor modifications.

**Adjournment:** The meeting adjourned at 9:50 PM

**Next Meeting:** Monday July 9, 2018 at 6:30 PM

**Prepared by:** Gerald Coogan

**Approved on:** July 9, 2018

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<sup>2</sup> The 2010 Master Plan organized the Objectives into the following categories: Residential, Commerce & Industry, Transportation, Environmental Protection, Natural Resources, Municipal Services & Facilities and Cultural.