

Town of Newington, NH
PLANNING BOARD

Meeting Minutes, Monday, August 13, 2018

- Call to Order:** Chair Denis Hebert called the August 13, 2018 meeting at 6:30 p.m., followed by the pledge of allegiance.
- Present:** Chair Denis Hebert; Vice-Chair Christopher Cross; Board Members: Bernie Christopher; Jim Weiner; and Peter Welch; Board of Selectmen's Representative, Ken Latchaw; Planner, Gerald Coogan and Jane Kendall, Recorder
- Public Guests:** Ben Johnson; Joshua Terry; John Lorden, PE with TF Moran Engineering; Mark Phillips with Storage Barn; Brandon Arsenaault, Economic Development Committee Chair; Ted Reed with Sprague Energy; Board of Selectmen, Michael Marconi; Town Engineering Consultant, Eric Weinrieb, Principal PE with Altus Engineering; Town Counsel, Attorney John Ratigan

(Board member, Jim Weiner noted prior to the start of the meeting that Board of Selectmen, Mike Marconi was in the audience and that he didn't think that more than one Selectmen besides Board of Selectmen's representative, Ken Latchaw could the Board meeting because that would create a conflict of interest. Chair Hebert responded that he believed that Selectmen could attend meetings. Mr. Latchaw added that Mr. Weiner's wife, Jennifer Weiner-Kent had also questioned the legitimacy of Selectmen attending the Economic Development Committee two months ago and they had consulted Town legal counsel and were told that one or all Selectmen could attend any meeting and provide comments, but that they couldn't conduct Board of Selectmen business without a Public Notice. Town counsel, Attorney John Ratigan agreed that Board of Selectmen could attend meetings.)

l) Public Hearings:

- A) Site Review of revised proposal by **Anthony DiLorenzo** regarding property located at **2061 Woodbury Avenue**, Tax Map 27, Lot 1

Chair Hebert recommended that this item be delayed to hear a brief curb cut application first.

Town of Newington, NH
PLANNING BOARD

Meeting Minutes, Monday, August 13, 2018

III) Other Business:

A) Curb Cut Application: Request by **Joshua Terry** regarding property located at # Road, Tax Map 47, Lot 47-7A

Property owner, Joshua Terry and building Ben Johnson appeared before the Board to discuss putting Mr. Terry's curb cut to the right to avoid putting it in the no disturbance buffer.

Chair Hebert commented that the application before the Board was only for the curb cut and not additional items shown on the plan. Chair Hebert noted that it appeared that there was an apartment above the garage and that the builder and applicant needed to be aware of the Ordinance regulations for accessory dwelling units (ADU's) and duplexes. Chair Hebert added that only one dwelling unit was allowed on a property and a unit larger than an ADU would be a duplex that would need to be attached, be on three acres and have separate utility hookups.

Vice-Chair Cross pointed out that the application also needed to show the setbacks. Town Planner, Gerald Coogan agreed, adding that was the reason that the application form and process needed updating.

Vice-Chair Cross noted that he wouldn't need to ask so many questions if a map had been provided that showed that there would not be a second driveway and to show the swales and culverts. Vice-Chair Cross recommended that the applicant talk with the Town building inspector to be sure that the curb cut would follow the driveway regulations, have a 100-foot line of site without any obstacles, and a stabilized construction entrance that there would not be a second drive and to also show the swales and culverts.

Chair Hebert recommended that conditions of approval include providing Mr. Coogan with a drawing showing dimensions to confirm that the regulations would be met. Mr. Coogan asked if the drawing needed to be drawn by a design professional and Chair Hebert replied that that would not be necessary.

Town engineering consultant, Eric Weinrieb, Principal PE with Altus Engineering commented that there were four lots under construction on the left side of Fabyan Point Road and there was one more to be built on the right to be constructed so he didn't want to see the road paved until this house was completely constructed.

Chair Hebert asked what would trigger the Town to do the final paving. Mr. Weinrieb replied that paving usually occurred by October first once they were past the heavy deliveries aside from the moving van.

Chair Hebert asked that the builder work with the Town engineering consultant to be sure all issues were resolved. Mr. Weinrieb added that he would like to do a pre-punch list inspection.

Ken Latchaw moved to approve the curb cut application request by Joshua Terry regarding his property located at # Fabyan Point Road, Tax Map 47, Lot 47-7A with the

Town of Newington, NH

PLANNING BOARD

Meeting Minutes, Monday, August 13, 2018

condition that all Ordinance conditions and curb cut regulations were met. Jim Weiner seconded the motion, and all were in favor.

Chair Hebert asked Mr. Coogan if the Planning Board needed to approve ADU's and Mr. Coogan replied that they did not.

Chair Hebert asked Mr. Coogan to speak with the Newington building inspector to review the plans for the apartment above the garage to determine if they met the regulations for an ADU or a duplex.

1) Public Hearings:

- A) Site Review of revised proposal by **Anthony DiLorenzo** regarding property located at **2061 Woodbury Avenue**, Tax Map 27, Lot 1

This item was delayed to hear the previous item first.

Chair Hebert stated that the applicant had been asked to return to discuss an inconsistency between the approval discussions and an omission in the Notice of Decision, which did not clarify expectations if the median was not extended beyond the hotel lot and the lot line up to TD Bank. He added that Town Planner, Gerald Coogan also recalled the discussion during the meeting and Attorney Ratigan also reviewed the discussion.

John Lorden, Principal PE with TF Moran Engineering commented that they had read the Notice of Decision to say that the right out only would be removed so that was what the new plan reflected. Vice-Chair Cross pointed out that the applicant needed to be aware that the Board of Selectmen would establish a moratorium for a right in only. Mr. Weinrieb added that the change would still need approval from the New Hampshire Department of Transportation (DOT) because Woodbury Avenue was still a State highway.

Discussion ensued regarding what would be involved with extending the median. Mr. Lorden stated that extending the median to the boundary of Lot 2 and TD Band would involve additional costs with drainage because of the slope across from Olive Garden. Vice-Chair Cross asked if the problem could be addressed with a shim coat. Mr. Lorden replied that DOT and the Town had no interest in changing the shape of the road. Mr. Weinrieb added that catch basins would have to be installed along the northern side of Woodbury Avenue to catch the water if the median was extended and it would need to be raised as much as six inches to address the pitch.

Chair Hebert commented that he wanted to be sure that the center median was fully developed when the second lot was developed. Vice-Chair Cross stated that having the median for the entire length was part of his agreement for the subdivision and taking away the extension would change the dynamic if the development of the second lot added more traffic on the divided highway and his vote on the subdivision would be different otherwise. Mr. Coogan noted that the applicant had always held out that extending the median during the hotel development would depend on cost, however. Chair Hebert added that the

Town of Newington, NH

PLANNING BOARD

Meeting Minutes, Monday, August 13, 2018

applicant agreed to a right-in only and an accessway behind the hotel, which was a cost to them.

Vice-Chair Cross noted that the subdivision with a right-in only could not be changed for a five-year moratorium. Chair Hebert added that the Board of Selectmen stated that it couldn't be changed without stiff penalties and for that reason it would be cheaper in the long run to extend the median now, but the applicant had said they couldn't do it at this time.

Chair Hebert went on to say that the applicant knew they had to return to the Board to develop the second lot, but they had the right to subdivide if they met the requirements and he didn't think they could make a condition of approval unless a traffic study showed that the extended median was necessary for safety now or in the future, and it was a question of at what point that could be determined.

Vice-Chair Cross commented that he didn't think that three and four lanes were necessary and that they could be cut down to two lanes between one stop light and the next.

Mr. Weiner asked if the extended median was going to be landscaped. Mr. Lorden said it was. Mr. Weiner suggested that the Town could split the costs of landscaping with the applicant. Chair Hebert replied that that was a Board of Selectmen issue and not under the Board's jurisdiction. Vice-Chair Cross added that those options could be considered when the second lot developed.

Attorney Ratigan recommended that the Board modify the language to include the same terms for both the site plan and subdivision motion that would include considerations for a revised highway safety traffic study when the plan for the plan to develop the second lot came in. Vice-Chair Cross expressed concern that they would be pushing off a disagreement with another expert and another board member. Chair Hebert asked if could say that it would be necessary for the next development. Mr. Weinrieb replied that they could not just make a condition about traffic, but they could make a requirement that the applicant contribute to the beautification. Attorney Ratigan agreed because it was not possible to know what changes in traffic would occur in the future, including whether the Olive Garden would still be there or whether there would be electric vehicles that fewer people could afford to drive.

Ken Latchaw moved to approve a revised proposal by Anthony DiLorenzo regarding property located at 2061 Woodbury Avenue, Tax Map 27, Lot 1 for a 75-foot extension of the median to the lot lines of Lot 1 and Lot 2, with the following conditions:

- *That the median design would meet approval by either the New Hampshire Department of Transportation and/or the Town of Newington Board of Selectmen, depending on ownership of Woodbury Avenue*
- *That the cost of the median would be the responsibility of the applicant*
- *That a right-in only would be allowed for the curb cut on Woodbury Avenue*
- *That the applicant would release all former curb cuts*

Town of Newington, NH
PLANNING BOARD

Meeting Minutes, Monday, August 13, 2018

- *That there would be a condition that the safety and beautification for subdivision approval for Lot 2 would be taken into consideration.*

Bernie Christopher seconded the motion. Board members and the Chair voted unanimously to approve the motion.

Mr. Lorden stated that he would like to put the final conditions of approval on hold and that he would get back to the Town in a couple of weeks.

Attorney Ratigan suggested that "The revised site plan application involves a modification to the Notice of Decision regarding the extension of the median to the TD Bank lot line" be added to the plan.

Mr. Lorden informed the Board that they would need to run a gas sleeve under the highway because connection to a gas line would not be allowed unless they ran the gas line under the access road.

B) Continued Site Review of 90 Arboretum Drive, LLC at Pease Tradeport

Chair Hebert stated that the applicant requested that their review be continued to Monday, Sept 10, 2018.

C) Site Review of proposal by The Storage Barn, LLC regarding property located at River Road and Shattuck Way, Tax Map 19, Lot 7A

John Lorden, Principal PE with TF Moran Engineering appeared before the Board to present a proposal to develop one of the three lots with three buildings and verify access on River Road instead of Shattuck Way.

Mr. Lorden stated that an Alteration of Terrain Permit (AoT) was not required, but the State would still want to see the review if the other lot was developed.

Chair Hebert asked about fire hydrants. Mr. Lorden stated that there was one hydrant nearby. Chair Hebert replied that two were usually required. He noted that there had been a fire at a garage in Greenland last year and suggested talking with authorities about more hydrants.

Chair Hebert asked what happened to the previous drawings and a fence for security considering this facility didn't have a caretaker. Mr. Phillips replied that storage customers wanted 24/7 access without a locked gate, which only served to keep people who didn't pay out. Mr. Phillips said they would use security cameras, which provided better follow-through for issues than a gate.

Mr. Coogan stated that Mr. Phillips asked what uses were permitted in the Office District read from the Zoning Ordinance regarding safe access and that warehouses were listed under permitted use. Mr. Coogan went on to say that Mr. Phillips had provided drawings of an attractive self-storage unit for the previously approved Storage Barn, but this proposal appeared generic. He added that this development would be very visible on the hill

Town of Newington, NH

PLANNING BOARD

Meeting Minutes, Monday, August 13, 2018

and was a gateway to the Industrial corridor and he thought the design of the storage units could be more creative.

Mr. Philips replied that his previous proposal for a multi-level storage facility with a hotel on Shattuck Way overlooking Route 16 South, but this proposal wouldn't be shared with a multi-level hotel along the highway. Mr. Phillips showed photos of his storage facility in Wakefield and compared it to Newington's Walmart, as well as the Town Garage. Mr. Coogan replied that discussing the Board was discussing the design of his proposal and no other buildings that had been approved for other uses at other sites and times.

Mr. Weiner asked if solar panels would be on top of the storage units. Mr. Philips replied that he was only putting solar panels on top of the residential office off Woodbury Avenue.

Mr. Weiner suggested that he hoped to see more landscaping to restore all the clear cutting that was done on Shattuck Way. Mr. Philips replied that the previously approved Storage Barn development was done on the former Rollins Farm field and that the other lots had also been fields before the trees grew in. Mr. Weiner replied that he understood that many lots had been farm fields at one time, but landscaping was important now to make lots attractive to developers. Mr. Philips agreed that he had no problem landscaping the lots.

Vice-Chair Cross expressed concern that the Ordinance regarding clear cutting of setbacks had been violated. Mr. Philips stated that he had checked with the New Hampshire Department of Environmental Services (DES), the Board of Selectmen and Mr. Coogan had sent his proposal to Town wetlands consultant, Mark West for review, and everything had been approved. Vice-Chair Cross responded that he had not applied for a Site Review for the Planning Board to determine the vegetative buffers within each setback with no more than 50% of the trees removed in twenty-five years. Chair Hebert replied that Mr. Phillips had been granted permits and there was nothing the Board could do since he hadn't applied for a Site Review.

Vice-Chair Cross commented that he viewed the clear cutting and proposal as intense development of the site with a lot of impervious surface for maximum profit for the developer that didn't take the long-term goals of the Town into consideration. Mr. Lorden asked if the Board would consider low impact techniques like bioretention to be intense development and Vice-Chair Cross replied that the Board would need to discuss the proposal further during Site Review.

Discussion continued regarding the special exception request for increased pavement within the setback on Woodbury Avenue. Mr. Lorden stated that all paving was outside the 50-foot setback and all structures were outside the 75-foot setback. Vice-Chair Cross replied that pavement was considered a structure that should be within the 75-foot setback as well. Mr. Coogan commented that he thought they would be exempt from Article 6 because the pavement was being used as an access travel lane for the storage units and not for parking.

Vice-Chair Cross replied that regardless of whether it was used for parking or not, pavement should be considered a structure, and this would create a non-conforming lot. He added that although self-service might not require parking, they needed to consider how the site would evolve over the years and if they filled the site and that it would become an issue

Town of Newington, NH

PLANNING BOARD

Meeting Minutes, Monday, August 13, 2018

for the Zoning Board of Adjustment. Mr. Philips suggested striping the pavement. Vice-Chair Cross replied that he was trying to circumvent the issue and they would still need a drivable access. that would be an issue for future development of the lot when it eventually changed ownership.

Chair Hebert agreed that the pavement was a structure and that the Board preferred to keep all lots conforming. Mr. Lorden asked if gravel would be considered a structure and Chair Hebert replied that gravel would not be considered an impervious structure. Mr. Lorden asked if catch basins and signs were considered structures and Chair Hebert said they were considered structures.

Mr. Weiner expressed concern with putting 25 feet of gravel if ice became a problem from the pitch. Mr. Latchaw commented that the Board had a similar conversation regarding a paved parking area and it was determined that compacted gravel would shed water. Chair Hebert pointed out that that applicant met the setback requirements, however.

Vice-Chair Cross commented that the lot still felt congested because of the internals and he was concerned with fire trucks being able to avoid scraping the building when going around blind corners at night with minimal lighting, and that was why the Board recommended a minimum of 15-foot rounding for a square corner. Chair Hebert said there would be an issue with snow plowing on pavement too.

Vice-Chair Cross asked if there was a culvert under the drive where the catch basin drained into the corner and Mr. Lorden said there was. Vice-Chair Cross noted that the catch basin was pushed close to the right-of-way on Shattuck Way and that there were three trees along Shattuck Way. He suggested that they consider the final size of the trees in 30 years and push them back.

Vice-Chair Cross noted that there was a lot of water coming down from the fields that could glow over the road during heavy rains. Vice-Chair Cross said they needed to be sure runoff from one property to another would be no greater than it was before development, so he suggested that they consider doing a lot line adjustment. Mr. Philips stated that he could not do a lot line adjustment because 2.75 acres were required for a conforming lot and it was a pre-existing non-conforming lot of 1.6 acres.

Mr. Coogan asked how the Board wanted to address the regulation that limited a lot to one principal building. Mr. Philips replied that the Board had previously discussed that all the buildings were for the same use. He added that he had a copy of a 20-year-old letter from former Town counsel, Attorney Peter Laughlin that argued that he saw no reason for the restriction of one principal building per lot outside of the Residential Zone. Attorney Ratigan replied that there was a difference between a comment and what voters voted on. Mr. Philips asked if it had been voted on and Chair Hebert stated that it had to be voted on to be in the Zoning Ordinance.

Mr. Weinrieb stated that it would be an incomplete application for one lot because it was developed on two lots, and the retaining wall was on the abutting property as well. Vice-Chair Cross suggested working out the site visit notification form and having a site visit. Mr. Coogan replied that it would be premature because the proposal had not been voted on as substantially complete.

Town of Newington, NH

PLANNING BOARD

Meeting Minutes, Monday, August 13, 2018

Board member, Bernie Christopher commented that they needed to determine if they wanted to get a lot line adjustment, a variance or down size the building.

Chair Hebert commented that the applicant had purchased one of the few remaining premiere parcels in town and wondered if Mr. Phillips might consider another use for future development that would attract jobs, whereas the storage facility would only employ one caretaker.

Mr. Phillips replied that the area needed housing even more than jobs, but that wasn't what he was proposing. Chair Hebert replied that the Master Plan subcommittee was working on that issue.

Mr. Phillips stated that the assessment of storage units would be on 3-million-dollar facility with the other properties and a storage facility was a silent investment with no impact.

Chair Hebert commented that there was a demand for health clinics and hospitals that wanted to be located near other office building, and although a storage facility might offer the best bang for Mr. Phillips buck, he wasn't sure it was the best fit for the larger community. Mr. Weiner added that Beth Israel, Brigham and Women's' Hospitals and the Lahey Clinic were trying to establish a presence on the Seacoast. Mr. Phillips replied that going through their development process took years. Chair Hebert suggested that Mr. Phillips discuss other options with the Economic Development Committee.

Vice-Chair Cross questioned whether the Board should vote on the application so early in the review. Mr. Coogan replied that it might be appropriate to say that the application was not substantially complete and then have the applicant submit a new or revised application.

Peter Welch moved that the site proposal by The Storage Barn, LLC regarding property located at River Road and Shattuck Way, Tax Map 19, Lot 7A was not substantially complete. Bernie Christopher seconded the motion, and all were in favor.

II) **New Business:**

- A) **Preliminary Consultation:** Proposal for a new building by **Sprague Energy, LLC** regarding property located at 372 Shattuck Way, Tax Map 7, Lot 14 and Tax Map 8, Lot 2

Ted Reed with Sprague Energy appeared before the Board to discuss the installation of a new building at their terminal on Shattuck Way across from Custom Pools. Mr. Reed stated that Pike Industrial had been storing asphalt at their site since 1984 and that they were now becoming high tech by adding plastic polymer pellets called PMA's to make roads last four years longer than those made with regular asphalt. Mr. Reed said they were the largest asphalt handling site in New England. and that the State of Vermont had already mandated the change and he expected that New Hampshire and Massachusetts would soon follow.

Town of Newington, NH

PLANNING BOARD

Meeting Minutes, Monday, August 13, 2018

Mr. Reed stated that their proposal was for a 30-foot high, 80 by 120-foot building to store the pellets that would be added to 380-degree asphalt at a 3-4% ratio, then sheered for a couple of hours. Mr. Reed stated that the 35-foot height limit did not apply to the Industrial-Waterfront Zone.

Mr. Reed explained that they would receive two to three containers of the pellets from Korea each week that would go into storage tanks before trucks would take them away. He stated that 1,200 trucks of asphalt went in or out of their facility per year and that he didn't expect any additional traffic considering that they were losing 5% of their oil deliveries to natural gas and propane and only doing half of what they used to do in 1990.

Mr. Latchaw asked if there were emissions from heating the polymer and Mr. Reed replied that they would install a complete odor control system to run through the processing tank so there would be no emissions, no flammable materials or hazards. Mr. Reed stated that there would be a lab on site for testing and there will be two workers. He added that he had already talked with Mr. Coogan, the building inspector and the deputy fire chief of their plans. Chair Hebert stated that a bond had been placed for the pipeline from their facility to the power plant in case of a spill. Mr. Reed replied that Sprague couldn't own property because Eversource owned the land.

Chair Hebert and Mr. Marconi commented that they had been smelling an odor like asphalt over the last couple of weeks. Mr. Reed replied that he would investigate the matter.

Vice-Chair Cross asked if their engineers had looked at setbacks. Mr. Reed replied that they had when they surveyed the previous week. Chair Hebert commented that the 30-foot high building seemed close to the road. Mr. Reed replied that it was set back 125 feet. Chair Hebert asked if he would consider planting something like the arborvitae that were planted behind Stoneface Brewing.

Mr. Reed stated that would like to return for a Site Review for the August 24, 2018 meeting so that they could complete the building by October and have be operational by June 2019 if possible.

B) Economic Development Committee: Discussion with EDC Chair, Brandon Arsenault

Brandon Arsenault, Economic Development Committee (EDC) appeared before the Board to give a brief presentation. Mr. Arsenault said the new committee was in its infancy with volunteers from different disciplines and that their major focus was on business retention, development and Town outreach for success, growth and protecting property values and the tax rate.

Mr. Arsenault said the EDC didn't want to infringe on other boards but thought it important to coordinate with the Planning Board, Mr. Coogan and other Boards.

Mr. Arsenault said the committee was bringing in a paid intern from UNH marketing work and to pursue informational packets that contain available properties.

Mr. Marconi added that the Board of Selectmen's office had a map of properties as well. He added that the EDC was also working with the mall manager to keep the mall viable.

Town of Newington, NH

PLANNING BOARD

Meeting Minutes, Monday, August 13, 2018

Chair Hebert commented that every application doesn't fit every zone or lot, and although the Town didn't always have the luxury of picking the cream of the crop as Pease Tradeport; he said a town could get into trouble if allowing maximum development that later required relief for the next developer. He added that the Town's previous planner, Tom Morgan used to remind him that it was better to have a diverse mix of development that came and went at different times, rather than risk a monoculture of development that died all at once.

Mr. Arsenault agreed that Newington didn't want to be like some surrounding towns that accepted anyone and anything. Vice-Chair Cross added that the Master Plan backs up vision.

Mr. Weiner suggested that the committee consider using an informational list of what Newington had to offer developers Mr. Arsenault replied that they had created a list of frequently asked questions and that their objective was to make new businesses proposals for as painless as possible. Chair Hebert pointed out that the Board encouraged preliminary consultations before submitting formal applications.

Vice-Chair Cross commented that the Board protected the Residential Zone, but also considered what value an application would have for the Town. He suggested it might be helpful for the assessor to talk to both the EDC and the Planning Board on how they make assessments and what kind of developments would work best. Mr. Marconi said he would talk with the assessor about his suggestion.

III) Other Business:

A) Discussion on **Residential Development Inspections**

This item was not on the agenda.

Town engineering consultant, Eric Weinrieb, Principal PE with Altus Engineering stated that his crew had been heavily involved with the construction of Lydia Lane, but not the three duplex condominium lot development that was approved three years earlier and that it had come to his attention that there were some discrepancies in the approved site and drainage plans and what was built, such as the pitch of the driveway closest to Nimble Hill Road that was integral to drainage.

Mr. Weinrieb stated that four units were now occupied, and the final condominium duplex was still under construction. He went on to say that he had created a punch list with substantial issues on the lots that were purchased, knowing that they were getting closer to paving the road this Fall.

Mr. Weinrieb commented that he was not sure what happened with the continuity between building inspectors, so he put up a red flag to the current building inspector not to give out a Certificate of Occupancy (CO) on the Fabyan Point Road development because he didn't want to see similar problems there.

Mr. Coogan asked Mr. Weinrieb what he thought was the source of the problem and Mr. Weinrieb said that the developer went through several site work contractors and that

Town of Newington, NH
PLANNING BOARD

Meeting Minutes, Monday, August 13, 2018

they also hadn't maintained the erosion control barriers failed. He said Altus finally sent out an email that the Town would step in and then it was fixed.

Chair Hebert noted that the Town had a bond and that the developer needed to be reminded that it needed to be fixed or the Town wouldn't accept the road. He added the Board of Selectmen typically did a site walk once all the work was done before they approved a Town road.

Mr. Latchaw asked if approvals were given during the change of building inspectors. Mr. Weinrieb replied that he didn't mean any malice, but he thought approval was given, but he didn't think anyone had the mind set to check with site plans. Mr. Weinrieb said inspectors had the focal point of looking at buildings and not the rest of the site.

Mr. Coogan asked who responsible for maintaining small drainage structures after the development was complete. Discussion ensued, and it was recalled that the Town usually required the developer or the homeowners' association to maintain the culverts, but allow the Town to access, maintain and bill the property owner if they failed to do so. Mr. Weinrieb said he was not sure of what maintenance was included in the homeowners' association.

Mr. Coogan asked when the large mound of loam would go away. Mr. Weinrieb replied that it was on one of the lots that had been purchased. Mr. Christopher suggested that access and use of the soil may have been part of the developer's closing agreement. Mr. Weinrieb said he was not sure if that was the case, nor was he sure that an agreement had been made to maintain the cul-de-sac, but he knew that one property owner owned and maintained the cul-de-sac in a development in Rye. Chair Hebert stated that the Town would not cut lawns in culverts.

- B) Curb Cut Application:** Request by **Joshua Terry** regarding property located at # Road, Tax Map 47, Lot 47-7A

This item was taken out of order and heard earlier in the meeting.

- C) 2019 Planning Board Budget:** Discussion

Chair Hebert said don't think much will change and that he had submitted a preliminary proposal to the Board of Selectmen.

- D) Master Plan:** Update

Chair Hebert said the only business was to approve the Minutes from the subcommittee meetings.

Minutes: *Chris Cross moved to approve the Minutes for the July 9, 2018 meeting. Peter Welch seconded the motion, and all were in favor.*

Town of Newington, NH
PLANNING BOARD

Meeting Minutes, Monday, August 13, 2018

Peter Welch moved to approve the Master Plan Subcommittee Minutes for the July 19, 2018 meeting with corrections as noted. Ken Latchaw seconded, and all were in favor.

Peter Welch moved to approve the Master Plan Subcommittee Minutes for the July 23, 2018 meeting with corrections as noted. Ken Latchaw seconded, and all were in favor.

Adjournment: *Mr. Weiner moved to adjourn the meeting. Peter Welch seconded the motion and the meeting adjourned at 9:54 p.m.*

Next Meeting: Monday, August 27, 2018

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

These Minutes were approved and adopted at the September 10, 2018 Planning Board Meeting.