

**Newington Conservation Commission  
Meeting Minutes  
Thursday, February 2, 2006**

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**Call to Order:** Peggy Lamson, Chairperson called to order the meeting at 7:02 P.M.

**Present:** Peggy Lamson, Vincent Frank, Jane Hislop, Barbara McDonald, George Fletcher, Dottie Watson, Justin Richardson, Cos Iocovozzi, and Tom Morgan, Town Planner.

**Also Present:** Lisa Zhe, Portsmouth Herald

**Minutes:** Minutes of January 10<sup>th</sup> and 17<sup>th</sup>

**January 10<sup>th</sup>:** Motion to accept minutes of January 10, moved by George and seconded by Dorothy. Any errors or omissions. Barbara McDonald asked that on Page one, her name to be corrected to read "McDonald" and any other places that it's reflected. The second paragraph, line 2 it should read: "on "Yew" delete the "n" and replace with "w" (not "w" and "u") per Jane. Peggy, there are some typos, but will not go over them. Page 2, under number (3.) The 4<sup>th</sup> line down. It should read, "Peggy Lamson will not attend the meeting," (not Barbara). Anything else to be corrected on January 10<sup>th</sup> minutes? No. Call for a vote, since we have the corrections, all in favor of the minutes of January 10<sup>th</sup>. Aye. Motion carried in the affirmative.

**January 17<sup>th</sup>:** Motion to accept minutes of January 17<sup>th</sup>, moved by Jane and seconded by George. Do we have any errors, omission or corrections? Justin has one: In reading through the second page, if you look at the final paragraph where it says "*Justin said that the entire project is approximately 210 acres of which approximately 85 acres are wetlands.*" I don't think I could have said that. I think that it's someone else's statement. Peggy asked if he would like to have his name eliminated and agreed it should read, "**It was noted**" that the entire *project is approximately 210 acres of which approximately 85 acres are wetlands.*". Barbara: some of the visitors are listed as members and they should be listed as visitors/guests, i.e. Chris Hussey, Attorney Tom Irwin, but also should have who was absent. "Vincent was absent." Before the tape started, we agreed to purchase a tape recorder out of the NCC and the secretary asked it to be a quality recorder and one that uses wider tapes. Also, on page 1, under Correspondence at the end of the first line, it should read "Brian Haberstroh" (not Peter Haberstroh).

We also didn't mention that we were in Public Hearing. Peggy: No. What it should have been that we had a Public Hearing on January 10<sup>th</sup> and we were going to continue this, but never set a date. While we are bringing this up right now, would you like to continue the Public Hearing on our Commercial and Residential Site Plan requirements that we have been working on? Do you want to continue this to February 16<sup>th</sup> or have a public hearing in March? Are there any more errors or corrections you would like to add to the January 17<sup>th</sup> meeting minutes? Peggy: I would like to call for a vote, all those in favor of the minutes of January 17<sup>th</sup>, as corrected, Aye. Motion carried in the affirmative.

Peggy: I have a list of correspondence, but before we start this , I would like to set a date for the continuance of this Public Hearing. I have the date of the 16<sup>th</sup> of February. Tom has a busy week or we can wait till March. Barbara, why can't we accept this tonight. We already had our Public Hearing. Peggy: It's still open. We didn't close the hearing. We have to continue this and have a date for this. We have to put it in the next Agenda. Barbara would like to have it settled. Peggy, pick a date, how does everybody feel about next Thursday. Okay with everyone? Yes. The NCC will meet and have a Public Hearing on the Conservation Commission requirements for Commercial and Residential Site Plan on the 16<sup>th</sup> of Feb.

### **Correspondence:**

Peggy: I have some correspondence that is extremely important for Tom to give you here. We have site specific for Arboretum. Tom: NH DES has advised us that the applicants at One Hundred Arboretum are with us tonight have applied for a Site Specific Permit. Those not familiar with that, the State regulate clearance of large tracks of land in order to make sure that erosion control and sedimentations are properly handled. They just put us on notice that the State has received the application and passed around.

Peggy: The other thing as we all recall, Alfred Smith of the Budget committee and a resident of Newington Road had sent 2 messages to her relative to wetlands, meetings, and public hearings and she sent him a letter stating that on the Web I think you all have that. He wanted copies of maps. Tom said it's now all-fine with Alfred.

Peggy: We have a bill from Office Team regarding meetings of January 10<sup>th</sup> and 17<sup>th</sup> and the total amount was \$157.50. Barbara: Question, first time with temps, do they make corrections? Tom, we get mailed the minutes and we make the corrections? Motion on floor to pay OfficeTeam and needs two members of CC to sign it. Barbara made a motion to pay \$157.50. Vincent seconded. All those in favor, Aye. Motion carried with Board approval.

Peggy: received a communication from Edna Mosher who would like to do something with her property. Edna asked Tom for advice, for she's interested in selling some of the property and not seeing a bunch of houses go up on the property. Her property is really near the gateway to Newington and close to the turnpike. He said to float the idea with the NCC and she followed that advice. Edna asked the commission: is there any possibility of making this happen and benefit her and the public. Peggy read the letter to the Board. Discussion - Tom: We have to get the State's attention re the ditch. Chris Cross brought to my attention that the State seems to favor the drive-in theatre site in this litigation. If you recall we were working and talking with Mark West about the ditch. The State's not interested in the ditch. It's taxable property. It's all speculation, we need the two teams need to sit down and talk, which hasn't happened. Peggy: I would like to refer to all of you on the Board, when Chris Cross called Peggy. She told Chris that Mr. Warsnic from DOT to come down and meet with the NCC. Peggy did not want Chris to be the messenger. Barbara: We need to have Mark here. Tom: I delivered the same message and I got the sense that Wars nick wasn't too excited in coming down here to talk to us about it. Peggy: Can we write a letter. Barbara: We do need to put in writing. Peggy: This is very important. Dottie wanted to know how much land Edna had. Peggy: Edna has 19 acres of land. Tom: She has a high water table. Barbara: Barbara suggested

that we send a letter to DOT, and we need to make it clear that we are not supporting this proposition right now, we need more information, and cc Edna.

Peggy: I called Barbara McDonough who is our point person for Tricky Cove. We have a bill that came to the CC for Peter Lockland for \$48.00. He had a conference call with Attorney John Anthony Simmons regarding the CC sale of Tricky Cove and land issues. Discussion on this bill took place. Decision made and agreed to pay bill. Another discussion on this topic; Barbara has an issue with Tricky Cove and wants it discussed it now before proceeding with the meeting. Barbara read letters from Briana of Shaines & McEachern to Barbara and a letter from Attorney Mulvey to Briana. She will not stand for this slander in the letter from Attorney Mulvey and wants an apology and to write a retraction. What Barbara wants is the Commission to write a retraction or have Attorney Simmons send a retraction for the public record. Peggy asked for remarks from the floor. Vincent made a motion to send a letter Attorney Simmons to get this corrected and George seconded it. Peggy, want to make it clear Vincent, you are making a motion that we contact Attorney Simmons to send a letter to the Board of Selectman for clarification to take the slander off and to rescind the letter. George suggested they write their own letter and not use an attorney. Vincent amended the motion that we send the letter. George seconded it. Peggy, let's take a roll call vote: Jane; Yes, write letter and vote on next meeting, Justin; he'll abstain, George, voted Yes, Dottie; Yes, Vincent; Yes, Peggy; Yes and Barbara to write the letter and present it at the February 16<sup>th</sup> meeting for a vote. Barbara asked that Attorney Mulvey's letter be attached to the minutes. Calling for a vote, all in favor, Aye.

Peggy, I am not going to the Landscape Requirements, but would like to go to the New Business of One Hundred Arboretum. Okay with everyone, Yes. **Peggy; for the record, is stepping down and turning this over to the Vice Chair Justin Richardson because she serves on the Pease Development Authority.** Justin: *Requested a 2-minute break.*

#### **New Business:**

Justin, called meeting back to order. We have Maria Stowell, from PDA to address us on the One Hundred Arboretum Drive landscape plan. Maria gave a quick overview, where it's located and there is an existing office building, 60,000 square feet. Proposal is to add this addition, in the front of the three-story office building, which is just about fully occupied. PDA Board looks at a project and approves it and then referred to the municipality, in this case Newington. This project was referred to your Planning Board. There was a preliminary hearing last month in January. Going back to Public Hearing this month. Tom: Referral by the Planning Board and they would like the CC to review and comment on landscaping. Planning Board seeks your input. Maria turned the discussion over to Mike Mates. It's a discussion on existing parking and landscaping and expansion of office space. Our tenant has decided the market warrants expansion. Complete second addition called Phase 2. Mike gave a brief overview. He also passed out reduced copies of the plan. Discussed the Bulbous Bittercress, an endangered plant and other exotic plants. Justin: Maria what are you looking for us to do right now. What's your schedule for this project? Are you looking for us to approve this today? Planning Board meeting on the 13<sup>th</sup>. Tom: they will be looking for your comments before making the final decision. They are moving quite well with the Planning Board. Justin:

Suggestion to make a separate list and to incorporate into minutes listed below:

**Landscape Plan to Address** (see separate sheet on Page 5)

- 1) All landscaping within 100 feet of prime wetlands (including clearing and tree removal)
- 2) Snow Removal
- 3) Chemical use; pesticides/herbicides/fertilizer
- 4) Irrigation System – water conservation - not to run
- 5) Grading (water outfall/flow)
- 6) Distance to the Highway
- 7) Landscaping within 25 foot setback adjacent - non-prime wetland (North)
- 8) Work with Wetlands Environmental Scientist – re: these items identified

Justin: Suggest we send comments to these folks at Pease, they either modify their plan or they explain why they don't need to. They get it back to a form that we approve on at our next meeting. I'm assuming the Planning Board approves the project subject to the landscape plan being approved by the Commission. Tom: They might do that. Justin: Tom to keep us in the loop. Justin: How do we propose to handle this. Barbara moved: State a motion to notify the Planning Board that we have questions and concerns which we have listed, and the people from Appledore will get back to us for our next meeting. Therefore, if they feel free to approve the plan on whatever criteria they have if they would do so with conditional approval on our report. Justin: Barbara moved and Dorothy seconded. Any further issues or comments. All in favor, Aye. Opposed: None. Motion carries.

Barbara made a motion to bring Peggy back.

**Other Business:**

Tom received a call from the gentleman at Appledore Marine. This is a minimum impact, which they are doing. We normally have the Town Clerk call two CC members to come in and review it. Tom has our copies here. Craig: Should be five copies on the table.

Peggy: let's go for it. I'm Craig R. Moran, Project Manager of Appledore Marine Engineering, Inc. and we have a project with TYCO Telecommunications Inc. What they would like to do is make some basic renovations and repairs to their facilities. Some of the things they have asked us to look into and do an inspection was, to look at the pier. What it comes down to is recoat the steel and replace some, which are severely corroded and in addition, replace some timber decking. Some discussion ensued. Jane moved to accept this Plan. Barbara seconded it. Peggy, signs as Chair Person. All in favor, Aye. Vote: All 9 voted. Motion carried.

Peggy: Next meeting, which we will have, is a Public Hearing to finalize the Commercial Site Requirements on February 16<sup>th</sup>, 2006. We all forgot to give Tom input on Landscape and we all need to give the input to Tom for the next meeting. Now, at this point, we all know that we need a secretary for our meeting. We have Pearl here, she's been doing work for the Planning Board and she said she'd be willing to work for us. Peggy asked if Pearl could be hired independently and not with Office Team. Pearl not sure. Tom will read contract and call Office Team and see what can be done. Peggy, Pearl will you come to the next meeting? Pearl, yes, you need to call OfficeTeam and request me for the 16<sup>th</sup> of February. Peggy, the meeting will be at the same time. George

felt they should have Tom call Office Team and look into hiring Pearl. Peggy, We will discuss this at the next meeting, the 16<sup>th</sup> of February.

**Meeting Adjourned by Peggy Lamson at 9:10 P.M.**

**Respectfully Submitted:  
Pearl Sirois, Recorder**

*Two tapes given to NCC.*

**Landscape Plan to Address  
One Hundred Arboretum Drive, Phase 2**

- 1) All landscaping within 100 feet of prime wetlands (including clearing and tree removal)
- 2) Snow Removal
- 3) Chemical use, pesticides/herbicides/fertilizer
- 4) Irrigation System – water conservation - not to run
- 5) Grading (water outfall/flow)
- 6) Distance to the Highway
- 7) Landscaping within 25 foot setback adjacent - non-prime wetland (North)
- 8) Work with Wetlands Scientist – re: these items identified