

Town Of Newington Planning Board Meeting January 9, 2006

Call to Order: Acting Vice Chairman Denis Hebert called to order the meeting at 6:32 p.m.

Present: Acting Vice Chairman Denis Hebert, Jack Pare, John Frink, Peggy Lamson, Vincent Frank, Gail Klanchesser, Chris Cross, Tom Morgan - Town Planner.

Not Present: Chair Sandy Hislop

Minutes: ***December 12, 2005 Corrections noted;*** Peggy Lamson was not present and re-cussed herself: First page under Minutes – sixth line *Singular* should read *Cingular*, under Preliminary Discussions – third line *plant* should read *tank*, forth line first word *for* should read *to*. Second page, line 17 *reason* should read *region*. Third page, forth sentence “*We were going....*” strike from the record, seventh line *Wise chuck* should read *Wisechuck*. Fifth page, under 6-A) *Master Plan* should read *Home Occupation*, D) strike from record.

Motion by Gail to accept the meeting minutes of December 12, 2005, seconded by John. Vote to accept minutes of December 12, 2005, none opposed, accepted.

December 21, 2005 Corrections noted:

First page, under Altus Engineering line seven strike *specified*, under Shattuck Way Associates “*Letter went out*” should read *letter received*. Second page “*BREAK FOR NON MEETING....*” should read “*BREAK FOR NON PUBLIC MEETING*”, under Budget Proposal for 2006, line seven, strike “*I believe he said*” and change date to 21st, forth line from the bottom *mini* should read *new*, third line from the bottom *Plano Metrics* should read *Planimetrics*. Third page just past first paragraph *FEMA/GIS* should read *GIS Mapping*, under *Closed Session* should read *Close Public Hearing*. Forth page, first line *salt jurisdiction* should read *salt-water jurisdiction*, under *Closed Session* should read *Close Public Hearing*. Fifth page, first line *Fire Chief Wall* should read *Fire Chief Wahl*.

Motion by Peggy to accept the meeting minutes of December 21, 2005, seconded by Gail. Vote to accept minutes of December 12, 2005, none opposed, accepted.

Correspondence: Tom stated all correspondence is in the packet and no new correspondence to report.

Old Business:

Transportation Management Associates: Tom introduced Cheryl Phoenix with Seacoast Commuter Option formerly the Transportation Management Association (TMA) and Cindy Frené with TransAction Associates, Inc. A packet of information was presented to each member of the Planning Board. Cheryl gave back ground on the Seacoast Commuter Options and the roll it plays in the community. Cheryl introduced Cindy Frené with TransAction Associates, Inc.

Cindy reviewed the packet of information and the historical background of the organization and what it could do for the Newington area. This program consists of members (employers) of the TMA. The membership is matched via grants to fund the program. The program would reduce the number of vehicles on the road. Employers are encouraged to join the program as an added benefit to employees. A pre-tax credit is available for employers and employees who take part in this program. The program encourages individuals and co-workers to ride share and van share. Cindy made the point that it offers a guaranteed ride home for individuals that participate in the program and need to leave work due to an emergency or illness. In her presentation Cindy gave a case study of Framingham, MA as a comparison to Newington. The Town of Framingham mandated that new business in the area were required to be members of the TMA to help manage the transportation issues.

Cheryl spoke of a pending bill (#1604) for business across New Hampshire for tax credits for transportation to help support the TMA program. Cheryl discussed an employer roundtable discussion that took place in the seacoast area in July of 2005. The end result was that affordable housing and transportation were major issues. Due to the rising cost of housing people were moving farther form the city; therefore employers needed to recruit farther out. Which in turn, caused a longer commute for many employees. They also saw a number of employees asking for raises more frequently, a higher stress level and fatigue in employees. Cheryl said that she works in partnership with a designated employee to manage this program from each company. Cheryl also noted that the Portsmouth Hospital is a member of this service and well as other Portsmouth and PDA employers. Currently the website is open enrolment. Individuals (commuters) may sign-up for the service at

www.seacoastcommuteroptions.org, very shortly the program will only be available to member companies and the employees of those companies. On the website there is a cost calculator that will illustrate the cost of commuting to and from work. Once an individual registers they can then be matched with a ride share or vanpool program via the database.

Denis asked how this works. Do people go to a common parking lot, meet at homes or a combination? Cheryl said that it is a combination. Cindy explained that the vanpool program works differently. It takes approximately 50 to get 14 people to create the vanpool. Denis also stated other than the obvious savings a lot of people like their independence each day what other incentives do you have for people to be a part of this program, are there any tax credits for the individual? Cheryl stated that most individuals do not commute together everyday; they encourage them to commute together 1-2 days per week. Cindy discussed the pre-tax dollars for the commuter option. Cindy also stated that the website is very interactive and confidential for the user.

Denis asked what the benefit is for companies with a few employees to be part of the program. Cheryl explained that employees may work at different companies in close proximity to each other and each would benefit from the TMA.

Denis said that the biggest problem in Newington is not the traffic coming to town, but the traffic passing through town. Cindy said this is why they are encouraging all towns and cities to get involved in the program.

Tom said one thing Newington can do, and a recommendation he made a several months ago is to amend the site review regulations to make it mandatory that new business join the TMA as Framingham and many other communities did. Cheryl confirmed that many cities and towns across America are requiring companies to become members of the TMA.

Denis asked what the cost is to the town or employers. Cheryl responded; employers would pay for the membership with dues starting at \$500 for 49 or less employees and up to \$5,500 for 1,000 or more employees. She also reviewed membership benefits. The town would be charged the same as employers, based on the number of employees.

Cheryl asked the town to pass an ordinance to mandate new employers be required to be members, which would add a benefit to the employees and cut down on the number of vehicles.

A general question and answer session followed. Presentation materials will be reviewed and the board will address in the work session on February 27th.

Smokey Bones access & egress: David Latulipp addressed the board in regard to the entrance sign on Piscatiqua. He presented the board with a plan for the entrance, which would include a sign that states do not enter and remove the existing entrance sign. Gail presented a photo of the signage that was installed by Smokey Bones. Denis reminded the board that this was a condition of the board that the signage would be removed if it were a problem. Chris stated that he is against keeping the existing entrance on Piscatiqua, that it is a significant problem and it should be closed. Denis agreed with Chris. Michael Bartlett (business owner in the town of Newington) also expressed that it is a problem when approaching Shattuck Way, and expressed his concern with leaving it open.

It was determined that the entrance sign should be removed and the entrance closed. Denis stated and the board agreed that the main entrance sign could be illuminated; however it is not required. David will return to the board with the proposed engineering plans for closing this entranceway.

Motion by Chris to require the removal of the right-hand turn entrance at the west entrance on the Richmond property and to go to public hearing on this matter on February 13th, 2006. Seconded by Gail. Discussion followed. Vote to accept, none opposed, accepted.

Tom also conveyed that the Chief of Police was opposed to the entrance the way it is currently.

Linda Khalsa status of PDA Negotiations: Peggy re-cussed herself as she is on the board. Linda appeared before the Planning Board to inform them of the current negotiations with the PDA and that she would be selling a lot. She stated that the lawyers are currently stalling her. The legal department feels that Pease should have all mineral rights to the property it would also stipulate that she would not be able to build any structure on the property. She wants to remove approximately 2,000 cubic yards of gravel from the property for her sons use. It was recommended that she consult the contractor that is removing the gravel to verify that it is indeed 2,000 cubic yards. She has devoted all of her resources, and has not heard back from the lawyers in the past two weeks. She will be putting the land on the market and will be coming back to the board February 13, 2006 with the Mylar.

100 Arboretum Phase II: Appledore Engineering Inc. associates Michael R. Mates, P.E. and Gregg M. Mikolaities, P.E. were present on behalf of the owners, Farley White Pease LLC. Michael made a presentation of the new site plan, all members of the board received individual copies of the site and landscape plan and the lot

line plan. The plan reflects a new addition, 3 stories, 107,328 +/- s.f. to the existing 3 story, 64,623 +/- s.f. building, a new entrance at the northwest corner of the lot onto Arboretum Drive, side walks throughout the parking lot and the perimeter of the property, sidewalks throughout the parking lot will be illuminated as well as the building it self, additional landscaping throughout the new site and existing entry, an additional 671 parking spaces, two detention basins in addition to the existing one, required buffers and preservation of the existing wetland. This will require the relocation of all utilities with the exception of the sanitary sewer. The current pump station will not be expanded however modifications to the pump sequence will take place.

Discussion followed: How are the numbers of parking spaces determined? They are calculated 3 spaces for every 4 employees. Denis asked what the exterior of the building would look like and Michael displayed a rendering. Denis reminded the board that this would follow the review guidelines set forth by the PDA. He also asked Maria Stohl (PDA representative) if her department had completed a review or technical review. She stated that the board had. Denis also asked if any environment review had taken place and Maria stated the Air Force would be reviewing. Chris complimented the plan and the concept. He also suggested that they propose a pad for a bus stop on the perimeter sidewalk for future use. Chris questioned the trash removal if it needed to be expanded and to ensure that it was screened from the road. Michael pointed out that the existing trash compactor would remain in its current location. He also confirmed that the addition of the detention basin on the southwest side of the property would be independent of the existing one. Signage was also address, which will be brought forward to the public hearing.

Denis expressed a concern of the traffic on Arboretum Drive and the possibility of a traffic light. He addressed this with Maria and she stated that they would do a traffic study to determine if a light was needed and that funds were set aside in a general fund for this by the developers and installed by the PDA when necessary. Denis quoted from the ordinance set forth by the PDA, and what Maria said was contradicted. Denis requested a traffic study based on the proposal of this area to make sure that the intersection can absorb all the traffic that is going through there at peak time. Denis also stated that he wanted to make sure that the PDA and the Planning Board is in sink. Denis asked Tom to meet with the police chief to gather data on the intersection. Tom asked how many employees would occupy the building; based on parking places it would be 894 employees. John wanted to know the types of business that would occupy the building and use type; it would be typical business, multi-tenants, based on individual leases. Maria stated that a financial business was interested. Chris wanted to know what the plan was for snow removal. It was not addressed at this time and suggested that it be addressed at the public meeting. Denis stated that during the construction of Phase II the electric easement should be corrected. Tom inquired about Farley White, and wanted more information on them, Gregg referred him to www.farleywhite.com. Denis was concerned about the number of parking spaces to proposed employees, it was confirmed that it was the correct number based on the regulation. Michael confirmed that they are following the prime wetlands regulations as asked by Peggy. Vince stated that he wanted the board to further review the plans, which were received after the last meeting on December 22nd. He proposed that the board review the plans in the January 23rd work session with applicant present.

Motion by Chris to review the plans in the next work session on January 23rd and move to public hearing on this matter on February 13th, 2006. Seconded by Vincent. Discussion followed. Vote to accept, none opposed, accepted.

Expansion of 2-Way Communication: Michael Bartlett owner of 2-Way Communications presented the board with a proposed demolition plan of the two bay garages, and erect a steel building that would encompass the existing footprint and come forward 6' from the existing building. Discussion followed; concerns about the building being non-conforming and the re-build not correcting the problem, parking, and set backs will need to be address. It was also determined that he would need to go to the ZBA for a variance. Chris expressed concerns about the parking and snow removal on the property. Tom reviewed the ordinance and he told the board that the use of the property is not clearly defined by the ordinance. Denis felt that it was Office use. Denis suggested that each board member independently visit the site to visually see the issues at hand, he asked that Michael identify the lot corners. Michael is to go before the ZBA, provide more details of the building that will be erected, parking for employees/customers and lighting. Michael will re-address the board once he has more information on February 13th.

Motion by Peggy to move forward with a public hearing on 2-Way Communication Expansion on February 13th, 2006. Seconded by Gail. Discussion followed. Vote to accept, two opposed, accepted.

National Flood Insurance Program: Vincent reported on the documents in the packet. Discussion followed; Vincent said that the Selectmen would need to sign the application documents to move forward. He also reviewed the procedures to join the program, discussed the requirements of FEMA, this included updating the Flood Insurance Rate Map (FIRM). Tom explained that the Selectmen's roll is to formal pass a resolution asking

to join the National Flood Insurance Program. The Planning Boards roll is to take care of the zoning ordinance, site plan and subdivision regulations, and authorize the mapping.

Motion by Jack to have Tom write a letter to the Board of Selectmen to sign for the National Flood Insurance Program. Seconded by John. Discussion followed. Vote to accept, none opposed.

Motion by Peggy to move forward to public hearing on February 13th, 2006 for the Subdivision and Site Plan Review Regulation. Seconded by Gail. Discussion followed. Vote to accept, none opposed.

PUBLIC HEARING OPEN: ARTICLE XVII – *Floodplain Management*

Zoning amendment to proceed with Flood Insurance Rate Mapping. Denis solicited for comments from the public. No comments.

PUBLIC HEARING CLOSED

The board discussed among themselves the Flood Insurance Rate Mapping.

Motion by Chris to move forward with the Flood Insurance Rate Mapping. Seconded by Gail. Discussion followed. Vote to accept, none opposed.

Planning Board Budget: Denis discussed his meeting with the Board of Selectmen to increase the budget for the Planning Board. It was agreed by the board to increase the budget.

Motion by Chris to accept the budget and to increase the legal budget. Seconded by John. Discussion followed. Vote to accept, none opposed.

Pending Business: Was not discussed at this meeting.

Next meeting January 23, 2006, 6:30 p.m.

Motion by Peggy motion to adjourn the meeting 10:15 p.m. and seconded by Gail.

Respectfully submitted,
Kimberly A, Koepf