

Present: Chairman Marlon Frink, Larry Upson, Sandy Hislop, Peggy Lamson, Chris Cross, Barbara Hill, John Frink, Selectman Cosmas Iocovozzi, Planner Tom Morgan.

Meeting was opened at 7:00 p.m.

Minutes: Minutes of meeting held 1/4/02, were accepted on a motion by Peggy Lamson, seconded by Sandy Hislop. Larry Upson abstained as he was not present at that meeting.

Correspondence: Memo from Walter Beck, Newington Energy, requesting permit to create temporary employee parking adjacent to Old Dover Rd.

Copy of letter from Rockingham Planning to the Greenland BOA re: proposed retail development and determining the regional impact.

Copy of letter from Portsmouth to Greenland - same subject as above objecting to the development unless certain conditions are met.

Copy of letter from Newington BOA to Granite State Minerals denying a variance to ship salt by road from Portsmouth for storage on the Gosling Rd site.

Notice from Conservation Commission advising that the landscaping plan for Outback Steakhouse is approved.

Notice from Conservation Commission advising that the landscape plan for Wal-Mart needs more review and asking the PB to take no action until after the February meeting of the Conservation Commission..

Letter from Atty Peter Loughlin re: parking lot development on Pease Tradeport and suggesting that the same regulations for screening and landscaping may benefit Newington.

Copy of letter from Building Inspector to the Mgr of Best Buy advising that a number of used refrigerators are stored behind the building with the doors still on - a violation of State Law.

Also there should be no expanded storage without Planning Board approval.

Copy of notice from State Dept of Environmental Services to Custom Pools advising that site violations need to be addressed no later than 3/29/02.

New Business:

A) Request by Newington Energy for additional employee parking. No rep present. Board agreed to go to next item.

B) Proposed Retail Development in Greenland of Regional Impact..

Tom Morgan reported that Selectman Jack O'Reilly had attended a hearing in Greenland and found that they are more than willing to hear the concerns of surrounding towns. O'Reilly will be attending a scheduled BOA meeting and will pass on the Planning Boards concerns.

Tom advised the Board to read Portsmouth's long letter to get 'some food for thought'.

Chris Cross suggested that if the proposal was not an allowable use and considering the major impact on the area that Greenland should be looking for other locations.

Chairman Frink stated that Greenland will have to follow their own ordinances - that area towns can only give some input and as Newington has some experience with large retail development, maybe they can share some of those experiences if asked.

Tom agreed to call Greenland to find what variances and or special exceptions are being asked for.

On a motion by Cosmas Iocovozzi seconded by Sandy Hislop, it was voted to send a letter to the Greenland BOA for their hearing on 2/19, voicing the Town's concerns ie: Traffic, Sewer, Water availability & pressure, air quality and conservation impacts. Also, will offer to share the town's experience with retail development.

C) USGS Groundwater Study.

Cosmas Iocovozzi, described the proposal by the USGS to study and inventory groundwater resources in the seacoast region of NH. Study will include availability, present uses and future needs and will result in a Water Management Plan..

Cost of the study will be funded half by federal funds and the balance from municipalities studied.

Newington's share will be \$5,000. Iocovozzi stated that this will be paid in two payments of \$2,500.

Tom Morgan suggested that the Pease Tradeport, with a large aquifer, should be included in the study and share in the costs.

Peggy Lamson noted that she had taken an inventory of all the private wells in Town and the report should be on file.

John Frink also remembered a study of available water on his land on Nimble Hill Rd.

All agreed that it is important for the Town to be involved and on a motion by Larry Upson, seconded by Barbara Hill, voted to support the Selectmen.

Marlon Frink asked if agreeing to be part of the study would allow the surveyors to dig wells. Iocovozzi stated that the study is only gathering information and they will not dig.

D) Proposal to Transfer Nimble Hill Road to the Town

Cosmas Iocovozzi advised that the State is anxious to pass the road to the Town and have agreed to bring road up-to-grade, including possibly providing a bicycle path Selectmen agree that all details are in writing before negotiations begin.

Tom Morgan stated that there is concern that the PDA will be pressured into providing additional access to the tradeport and if Nimble Hill Rd is a town road the town will have more control over access, weight limits, speed limits, etc.

Barbara Hill asked about the possibility of having electric lines in the Historic District put underground during the road upgrade. Iocovozzi stated he would look into it.

An article is to be included in the March Town Meeting Warrant asking for permission for the Selectmen to negotiate a no-cost transfer.

Larry Upson moved to support the Selectman's article. Motion was seconded by Barbara Hill.

In discussion on the motion John Frink stated that he could not support this proposal, that he could not see the PDA opening the closed-end of Nimble Hill Road and the added road would increase the road maintenance budget and also add more full-time employees.

Iocovozzi stated that the DOT records show a maintenance cost of \$15,000 per year.

Tom Morgan stated that the number of employees on the Tradeport will double in the next couple of years and the PDA would not hesitate to access Nimble Hill Rd to provide traffic control.

Larry Upson moved the question and motion carried with John Frink and Chris Cross opposing.

Chris Cross stated that his reasons for not supporting the proposal is that the article is open ended, that more studies should be done, that negotiation is premature.

Chairman Frink and Cosmas Iocovozzi both stated that ownership will give the Town more control .

It was noted that acceptance of a road as a town road is given to the Selectmen and does not require a vote of the Town. Iocovozzi agreed that a public hearing would be held prior to taking any action, to allow residents to ask questions.

Public Hearing on Proposed Condo Conversion Regulations

Tom Morgan distributed copies of proposed amendment to the Site Plan Review Regulations.

Barbara Hill asked for definition of difference between a duplex and condo. Tom stated that a duplex has one owner - condo's are in separate ownership.

John Frink stated that he feels there are already some condo's in town, in violation of the ordinance and he would like to see the ordinance protected.

Tom Morgan noted this amendment will give the Planning Board the authority to review condo development ,that a lot of concerns will be addressed in the condo documents recorded.

Discussed septic systems and noted that there could be one system with maintenance agreement recorded.

Cosmas Iocovozzi advised that the State is becoming more stringent on community septic systems.

The Public Hearing was closed and the Board returned to regular meeting.

On a motion by Cosmas Iocovozzi, seconded by Sandy Hislop, it was voted to accept the amendment to the Site Plan Regulations by deleting the term "non residential" in Section 1; Adding Condo Conversion to Section 3; Adding a Section 11, regulations for condo conversions.

4A. Temporary Parking for Newington Energy.

Marlon Frink and Larry Upson stepped down - Vice Chairman Sandy Hislop took the Chair.

Tom Morgan stated that the representative was unable, due to illness, to attend but Newington Energy were desperate for additional parking and asked the Board to take action on their request to allow parking on a piece of land owned by Newington Energy adjacent to Old Dover Rd. Board agreed to discuss.

Noted that parking behind the Beane Farm has been stopped and these proposed 40 spaces, temporary until construction is complete, will replace that.

Peggy Lamson stated that it appears a good alternative and should have no effect on the surrounding properties.

Chris Cross suggested that parking could be allowed on the unopened portion of the Industrial Corridor Road. Tom Morgan stated that would be a good idea but Newington Energy would need to get permission of the property owners.

On a motion by Cosmas Iocovozzi, seconded by Barbara Hill, it was voted to permit the temporary 40 spaces and also would permit parking on the unopened portion of the Industrial Road if Newington Energy received the owners permission.

Other Business

Chris Cross reported on the Spaulding/Nimble Hill Exit 4 issue.

He stated that a meeting was held with the DOT and they, surprisingly, were more agreeable to the Town's proposals. A Public Hearing will be held in about 6 weeks and plans will be supplied.

John Frink referred to page 53 of the ordinance which, in turn refers to item 4J. This is an error and should read 4C. Also this section is poorly worded and needs to be corrected.

On a motion by Larry Upson, seconded by Peggy Lamson, the meeting was adjourned at 8:30 p.m.

For the record it was noted that Chairman Marlon Frink is not seeking re-election and this was his last meeting after serving on the Board for 21 years, many of them as Chairman. His guidance will be missed.

Pat Main
Secretary