

NEWINGTON PLANNING BOARD MEETING

Minutes

Monday, February 26, 2007

Call to Order: Sandy Hislop, Chair Person called to order the meeting at 6:38 P. M.

Present: Denis Hebert, Vice Chair Person, Jack Pare, Chris Cross, Vincent Frank, Peggy Lamson, and Tom Morgan, Town Planner.

Not Present: Gail Klanchesser, John Frink and Cosmos Iocovozzi

Guests: Fire Chief, Roy Greenleaf and Michael Marconi

1. Wilcox - 25 Piscataqua Drive

Fire Chief Roy Greenleaf came forward with a proposal for a staircase (outside) on the second floor 10 feet X 14 feet. Tom: They did meet with him last week regarding the staircase; it may or may not be of interest to the PB. Tom is of the opinion that it is such a minor change, but it's the PB's call. Tom always asks (when someone comes to him) what is their schedule and if they are in a big rush on the staircases, which are time sensitive.

Discussion changed to:

Tom: There will be some issues coming this spring/early summer you will find interesting. What they are planning to do is build an underground firing range, underneath the parking lot, extend building, etc. Mr. Wilcox, President, suggested raising money up and down the corridor and volunteered to help raise money for Shattuck Way for a new right of way. Tom: In order to complete the roadway, need to get a cost. **Jack made a motion to engage Edward and Kelsey, Engineers, for an estimate and for the cost of completing Shattuck Way from its present location thru to the new right of way. Denis seconded it. Sandy: All in favor of the motion, AYE! Any opposed? Vincent opposed.**

Sandy: Back to the staircase and discussion continued. Sandy: Seems like a doable thing. Doesn't have a problem with the staircase. We need a motion. **Chris made a motion to grant the construction of the egress stairs with the approval of the building inspector.** Vincent seconded it. All those in favor? AYE! None opposed.

Tom: Brought up another proposal, if they recollect, **regarding McDonalds** about the reader board sign out front/discussion had been why don't they just hang it on the front of the building. They came back just before Charlie went on vacation with an electronic programmable sign.

Tom wants some clarification from the Board. Denis: His understanding was that it was going to be a static sign. Tom: That's what they said that night and this is what they brought into the building inspector. They called Tom again to tell him that it's not going to blink or move, but will be lit, etc. Discussion ensued regarding requirements, zoning, etc. Jack: If the permit is issued, they should attach to the permit a copy of the ordinance.

Sandy: Is everyone in favor of putting in the sign? Discussion continued. Denis: Wants them to show the PB exactly how bright the sign is, can intensity be

controlled/safety issue. We have to go by what the ordinance says. Tom: Suggested bringing them in to discuss the intensity of the sign on March 12th.

2. Land Use Regulations: *Directory Signs*

Discussion on the directory signs among the Board. Denis made a suggestion: Have a sign made pointing to the left off of Exit 4 with a list businesses and another with all other businesses in Newington to the right. Vincent: Denis had brought this suggestion up a couple of months ago and others on the Board were okay with it. Sign proposed on Shattuck Way. Discussion ensued on placing other signs at other locations and who was going to be responsible for this. Denis: Suggested putting it in the planning budget and absorb the costs and if someone comes in and wants their name up, they can pay for it. Let's get three different sign companies to give us proposals for the sign and tell them what the PB is trying to do. Tom: Sounds like everyone is in agreement. Also suggested placing another sign where Piscataqua comes into Woodbury. Denis: Would like to recommend going to all the companies; and say they can pay a \$50.00 impact fee, not put the burden on the taxpayers, to put their sign on the boardboard. Vincent thinks it's a good way to go. Denis: Need to set standards for billboard/directory signs on town properties. Tom: Has put together specs for signs and Jack asked to review them. Tom was not able to get to them at this time. Discussion ensued. Mr. Marconi was in agreement with the Board and also suggested a "Welcome to Newington" sign. Sandy: Tom will research this and talk about it at the next work session on March 12th. Sandy: Any other discussions?

Denis: Wants to bring up issues on what we're doing on the Industrial area re Power Plants. In the Portsmouth Herald, there was an article that NH is going to be facing energy again. We need to look at the parcel to the left and need to zone specifically for power. If we don't zone something right now and save it for the future, we will be hurting for the future, thinking that in 10 years from now will be short 6 or 7 power plants statewide. If we don't act, someone else will come in and act for us and develop something that will not be for the benefit of the town/region. We have three power plants right now. We need to do something now.

Chris would like to add under Pending Business (H): Refinement of the Waterfront Industrial to specify power plant development areas.

Jack: State ran a DES Workshop to learn about tidal power arena and he spoke on technologies/gave a quick overview, etc. Peggy mentioned Tom Fargo and what he has requested. Jack explained: Tom Fargo made a legislative service request, which is now a draft house bill for looking at that power under the little bay bridges. Idea is to start a study connection and from that make recommendations to the Governors Site Review Committee and put it thru our establishment process.

Jack: Another item for discussion: A lot of data was received in preliminary form. Data that is part of the Warrant Article re flood plain zoning-information necessary to construct the flood plan map which is in rough draft form. Explanation/discussion ensued on maps/flood plan/water surges, etc. Regarding Pictometry, they will be finishing production work sometime in April. Explanation ensued.

At this point, Chris had to leave and stated he will not be at the next meeting.

Tom: Would like to attend a Conference in Lowell on March 30 regarding, Developing the New Urbanism, CNU New England, cost is \$150.00. Sandy: Need a motion to the effect. Peggy made a motion to send Tom for a total price of \$150.00. Denis seconded it for discussion. Denis made a motion to send one more person to the conference. Denis: Made an amended second motion to pay for gas and tolls. Jack seconded it. Sandy: All those in favor, AYE! None opposed.

Denis: Power Plants - critical to this Town and we need to start working on it now and to write up the language. Have a lot to cover under pending business. Discussion ensued. Jack: Can hold public input sessions, and have final hearing and move to a town meeting.

3. Minutes of February 12

Denis made a motion to accept the minutes. Sandy: Any discussions? Jack: On page five it was the BOA, not the DOA. Also one other correction was the spelling of Peter Loughlin (not Lockland). Corrections will be made and sent e-mail to the Board. Sandy: All in favor of accepting the minutes? AYE! None opposed.

Adjournment:

Vincent made a motion to adjourn. Denis seconded it. Sandy: All those in favor of adjourning, AYE. None opposed. Meeting adjourned at 8:02 P.M.

Next meeting is March 12, 2007 at 6:30 P.M.

Respectfully submitted:

Pearl Travis-Sirois, Recorder/Transcriber

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