

**Newington  
Planning Board**

**Minutes**

**March 8, 2010**

**Planning Board Members Present:** Jack Pare, Cliff Abbott, Peggy Lamson, Denis Hebert, Michael Marconi, Chris Cross (6:33 pm)

**Members Absent:** Tom Bobotas

**Also Present:** Town Planner Tom Morgan,

**Commencement:** Chairman Hebert opened the meeting at 6:30 pm

Selectman Jack O'Reilly addressed the board regarding the warrant article for public transportation. He stated he would be meeting with Wentworth Connections to see what they offer and if their service may be a possible solution.

Lamson commented that the town used to have a town van but that it is not economically feasible to have one now as there are many more regulations.

**Joint Session with the Conservation Commission: Proposal by Granite State Minerals for improvements at 325 Gosling Road, Tax Map 28, Lot 5.**

Justin Richardson, Nancy Cauvet and Peggy Lamson were present for the Conservation Commission.

Robert Shaines, Attorney for GSM Realty, owner of the property, was present along with Bob Cheney, Esq, Environmental Consultant, Jim Spaulding, Civil Engineer, Dan Geiger, Oakland Environmental and Paul Rydel, Sanborn Head Associates.

Attorney Shaines stated the applicant proposes to take down the existing berm as it is no longer necessary, and use the material on the site. The existing oil water separator will be removed.

Jim Spaulding explained that the GSM site was a former mobile oil tank farm and that the berm was intended for containment in the event of an oil leak. GSM obtained a permit to fill the site. Only a portion of the site was filled and a ponded area remains. The proposal would recreate a detention pond. Currently there is a 4" line to the oil water separator. The proposal would regrade and fill the area, stabilize the vegetation and fill part of the ponded area. This would require an alteration of terrain permit. He further explained they could not discharge more than is currently coming from the 4" existing line.

Marconi asked where the 4" pipe is currently located.

Spaulding replied that the pipe now runs into the oil water separator.

Pare questioned whether the detention pond would be designed for additional impervious surface since the property would probably be developed.

Hebert commented that a permit would be required and the developer of the land would have to come before the board again and possibly re-engineer the site all over again.

Lamson asked about the proposed vegetation.

Dan Geiger responded that the outlet area would be replanted with various species. This would enhance the water quality of the wetland as there are many invasive species there now.

Chairman Hebert asked about the permeability of the soil.

Jim Spaulding replied that a drainage study has been done and the soil is poor.

Justin Richardson stated that the area to be regraded needs to meet the standard for water quality treatment and should be designed for some volume of impervious surface so it would not need to be done all over again.

Pare asked about possible washout and elevation.

Spaulding stated that the outlet is at 26' , the berm is 31 1/2' and the railroad bed is 25'. It is designed to a 50 year storm.

Geiger explained that currently the water is cloudy and will not settle out. It is going into the wetland and out into the Piscataqua. With the improved vegetated site the water quality will improve.

Cauvet commented that when the property is developed, it won't be a vegetated site and there will be a problem.

Hebert questioned the proposed use of the site and why the applicant would spend so much money now if there weren't a potential buyer.

Bob Cheney replied that they received an alteration of terrain permit in 2000 which was 80% completed. A potential buyer would see the permit being issued and not completed. They would like to complete the work of the permit to take any uncertainty out of a potential P&S transaction.

Hebert asked if the old permit had expired.

Spaulding replied that it had expired. He agreed to get a copy of the original permit to the board. The permit was to fill the whole site and no detention pond was required.

Hebert questioned what would happen in a 100 or 200 year storm if the berm was removed.

Cheney stated that the berm is unstable now. In order for it to remain, DES would require a dam permit because of its size.

Hebert noted that any change of use would require the applicant to come before the board with a site plan and a water quality review.

Richardson commented that the water quality issues need to be looked at to get closer to the stormwater regulations and that this is a change of use even if its an interim change of use.

Cheney said that the soils from the cutting down of the berm would be used for fill and regrading.

Richardson asked about the testing of the berm soil.

Rydel replied that there are 5 soil boreholes 100' apart down to the original grade. This allowed for direct push drilling and a continuous profile.

Hebert asked the location of the tanks and whether testing was done.

Rydel stated that testing was done in 1995 when GSM acquired the property.

Richardson stated he would like to see the reports on the prior testing.

Cheney stated that he can provide the testing data they have to the board.

Hebert stated he is concerned with the quality of the water leaving the site and suggested the board seek the advice of a professional possibly from UNH.

Cross asked why the old building and paved area on the site were not being addressed.

Cheney replied that their intent is to remove uncertainties. The removal of the building is a tangible and determinable cost.

Hebert said the concerns are: The water quality, the condition of the berm soil, hiring a professional to look at the water quality and advise the board, and designing to a 100 yr storm.

**Lamson made a motion to send the proposal to public hearing on April 12, 2010, Marconi seconded – all in favor – motion carried.**

Hebert informed the applicant that the cost of the professional review to advise the board would be passed on to the applicant.

Justin Richardson and Nancy Cauvet, as conservation members, left the meeting.

**Public Hearing:**

**Proposal by Great Bay Marine to construct an 80' by 210' boat shed at 61 Beane Lane, Tax sap 6, Lot9.**

Eric Weinrieb of Altus Engineering stated the applicant hired Woodburn and Company to do the landscape plan. He further stated that he had met with the fire chief who required a hydrant and gravel access.

Weinrieb stated that the plantings will be Norway Spruce and Green Giant Arborvitae.

Chairman Hebert asked what trees would be taken down. Weinrieb replied that they would remove only the trees where the proposed building will go.

Steve Westin of 42 Beane Lane stated that he can see every boat now and doesn't feel the planting is dense enough.

Joyce TenHaagen asked if they could provide plantings around the side of the building as well. She is also concerned about the appearance of the white candy canes sticking out of the ground.

Barry White of 54 Bean Lane would like to see the roof a darker color such as green.

Chairman Hebert cautioned that the darker color would stick out.

Lamson stated her concern that much more vegetation is needed.

Pare suggested that maybe an olive drab color for the building may help to camouflage it and that painting the candy canes should help.

Hebert suggested a site walk would be helpful and asked Weinrieb if he could stake off the property to show the location of the building. Hebert suggested a site walk on March 20<sup>th</sup> at 8:30 am to give everyone a chance to see the site and better visualize the project. Hebert continued the public hearing to the April 12, 2010.

**New Business: Proposal by Urstadt Biddle for building alterations off West Park Drive, Tax Map 27, Lot 17.**

Shannon Albrecht of TMS Architects stated the applicant would like to do loading dock renovations. The building is located on the east side of the old Linens and Things. They would modify an existing double door to put in an overhead door and replace a storefront window with an entry door. He stated trucks would not be blocking the roadway.

**Marconi made a motion to take no jurisdiction, Pare seconded, all in favor – motion carried.**

### **PDA Land Committee Meeting**

Marconi stated he attended this meeting and was well received. The committee meets 4x per year. He commented that affordable housing was discussed, but no sites have been identified. He will continue to attend the meetings.

### **Seacoast Commuter Options**

Tom Morgan received a call indicating the Strafford Regional Planning Commission would like to lead the Seacoast Commuter Options project.

### **Minutes of February 8, 2010**

**Marconi made a motion to approve the minutes of February 8, 2010, Abbott seconded – all in favor motion carried.**

### **Correspondence**

Letter received from DOT with an invitation to attend the March 16, 2010 meeting on the Spaulding Turnpike Project.

### **Other Business:**

Marconi stated he had been questioned by some people in town about whether something can be done with the unoccupied building on Shattuck Way.

Hebert commented it possibly could be addressed as a safety issue with the fire marshall.

**Abbott made a motion to adjourn, Marconi seconded – all in favor, motion carried.**

Meeting adjourned at 9:10 pm

Respectfully submitted,

Melia Perreault  
Recording Secretary