

**Newington
Planning Board**

Minutes

April 12, 2010

Planning Board Members Present: Jack Pare (6:30 pm), Peggy Lamson, Denis Hebert, Michael Marconi, Tom Bobotas, Rick Stern, Cosmas Iocovozzi (6:15 pm)

Also Present: Town Planner Tom Morgan,

Commencement: Chairman Hebert opened the meeting at 6:00 pm

Informational Session on the Town Garage

Eric Weinrieb, of Altus Engineering presented the plans for the proposed garage on the site of the existing garage at the end of Nimble Hill Road. The garage will be a 65' x 100' drive through garage with a 60' x 65' storage building. There will be an exterior generator for emergency power.

Marconi asked why the proposed generator is diesel and not propane. Weinrieb replied that they could look at propane, but that diesel is standard and more readily available.

Chairman Hebert suggested Eric check with the state to see if a permit is needed for the generator.

Weinrieb further explained that the main building will have space for an office, tool crib, shower, locker room and breakroom. It will be a Gambrel design which is needed for the height of the trucks. The drainage system is designed for a 100 yr. storm.

Lamson questioned whether the stormwater regs were being followed. Weinrieb replied that they had not done every calculation, but they were reducing the overall stormwater leaving the property.

Public Hearings:

Proposal by Granite State Minerals for improvements at 325 Gosling Road, Tax Map 28, Lot 5.

Robert Shaines, Attorney for GSM Realty, owner of the property spoke and indicated that the applicant appeared before the Board of Adjustment and obtained a wetlands variance and a special exception.

Environmental Consultant, Jim Spaulding, prepared a response letter to Eric Weinrieb's letter to the Planning Board of April 6, 2010 which was an engineering review of the proposed plan. He also provided a revised set of plans and drainage report.

Dan Geiger of Oakland Environmental spoke regarding the proposed planting of vegetation to enhance the water quality and the details of the removal of the oil/water separator.

Morgan asked about the permits needed and the status of each.

Spaulding responded as follows:

Shoreline Protection Act – granted

Standard dredge and fill permit – state needs to see final plan before approval (estimate 1-2 weeks)

Alteration of terrain permit –should have a response by the end of the week

Federal Construction permit – will not be granted until they are ready for construction

Geiger further explained that there would be a monitoring plan in place so that everything planted would be monitored as to the growth expected. He also explained that the erosion control plan would include a bio log which is an organic rolled log providing stability and would be staked into the ground and protected by a silt fence.

Marconi requested the applicant provide the board with a list of permits and applications, the status on each, and a copy of the monitoring plan.

Discussion of the requirement of a bond to insure the site is constructed properly.

Attorney Shaines stated that the applicant is not developing any infrastructure and is therefore unsure of the requirement for a bond, but that a maintenance bond might make more sense.

Chairman Hebert closed the public session at 7:10 pm

Chairman Hebert stated the issue of the bond and keeping informed on the list of permits and status were of concern.

Marconi asked about the bio log and its life expectancy. Geiger responded that the log will not go anywhere, but will be incorporated into the ground. He further stated that there needs to be a 75% success rate for plantings.

Chairman Hebert stated the board would need an estimate of cost for full construction and replanting and would anticipate a 5 year bond from the start of construction or 3 years beyond the DES care period.

Attorney Shaines stated the applicant, GSM, would consider entering into an agreement for performance.

Pare made a motion that Altus Engineering cost out an estimated transferable maintenance bond for the berm, pond, sediment and vegetation on site to continue 3

years beyond the DES care period, with periodic inspections to be paid by the applicant, seconded by Marconi – all in favor – motion carried.

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

Morgan asked Eric Weinrieb to point out what changed from the previous plans.

Weinrieb stated that they have added more Norway spruce and aborvite. They also added more natural species – white pine. He explained that the letter from the landscape architect, Woodburn and Company advised them not to destroy the natural buffer to creat a manufactured one.

Joyce TenHaagen provided the board with a color coded plan showing the tree types. She thought more trees would be going along the street. She would like to see more Norway spruce and/or Cyprus. She doesn't feel the white pine would be sturdy enough.

Chris TenHaagen pointed out that the site review regs require that in non residential constructon appropriate buffers to screen neighboring abutters are required.

Chairman Hebert asked about the long term plans of the marina. Ellen Griffin replied that there were no plans to add anymore buildings. They are limited to the number of boats they can put in the water in a day.

Chairman Hebert asked about relocating the building to another location on site. Weinrieb replied that the soil is poor and would require a greater drainage infrastructure requiring a closed drainage system. The building would then be more out in the open and require more screeing which would not be economically feasible.

Rick Harvey spoke in favor of the proposal stating the project will creat better drainage than exists today.

Iocovozzi left the meeting at 8:15 pm.

Pare asked about western cyprus. Weinrieb replied that it is not a native species.

Barry White of Bean Lane spoke and stated that he thought based on the site walk there would be more plantings along the roadway.

Bobotas asked about the perimeter of the leach field. Being that it is a high area, the applicant should take advantage of that and plant in that area.

Altus replied that the applicant would like to move forward and would be agreeable to meet with the landscape architect to provide supplemental plantings near the leach field and along the street across from the White property.

Morgan suggested the board form a subcommittee of 1 or 2 people to consult with the applicant on the final landscaping.

Members Stern and Lamson agreed to serve on the subcommittee for the final landscaping. The plan will be limited to the # of trees and size shown on the plan. The species may vary.

Chairman Hebert closed the public session at 8:45 pm.

Marconi made a motion to accept the proposal subject to the subcommittee approval of the final landscaping plan

Discussion of # of trees.

Marconi amended the motion to specify the number of trees at 37, Lamson seconded, - all in favor – motion carried.

Minutes of March 8, 2010

Lamson made a motion to approve the minutes of March 8, 2010, Marconi seconded Stern, Bobotas abstained – all others in favor - motion carried.

Other Business:

Capital Improvements Program

Morgan will sit with the selectmen to do their CIP. Chairman Hebert suggested a letter to the selectmen and various committees with a deadline.

Secretary

The board will proceed with hiring a replacement for the recording secretary.

Texas Roadhouse bond

Chairman Hebert asked Morgan to thank the treasurer and instruct him to hold the funds.

Directory of Signs

Chairman Hebert instructed Marconi to proceed and keep the board informed.

Correspondence

Proposed letter to the PDA.

Pare made a motion to authorize Chairman Hebert to sign the proposed letter, Bobotas seconded – all in favor – motion carried.

Election of Officers

Pare nominated Denis Hebert as Chairman, Bobotas seconded – all in favor – motion carried.

Lamson nominated Michael Marconi as Vice Chaiman, Stern seconded – all in favor – motion carried.

Pare nominated Michael Marconi as the ZBA representative, Lamson seconded – all in favor – motion carried.

Marconi nominated Jack Pare as the ZBA alternate, Stern seconded – all in favor – motion carried.

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

Meeting adjourned at 9:10 pm

Respectfully submitted,

Melia Perreault
Recording Secretary