

Planning Board

Minutes

April 13, 2009

Planning Board Members Present: Denis Hebert, Peggy Lamson, Michael Marconi, Cliff Abbott, Tom Bobotas, Chris Cross, Jack Pare (6:35 pm), Cosmas Iocovozzi (7:25 pm)

Also Present: Town Planner Tom Morgan

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

Proposal by Thomas Aspinwall to construct a 10,000 sq ft. building and a 2,000 sq ft. accessory building behind the Exit 4 Gulf Station, Tax Map 7, Lot 20 and Map 12, Lot 15.

David Eckman of Eckman Engineering presented the plans. The proposal is for two buildings on one lot. One building would be 10,000 sq ft. with 5,000 sq ft of office space on the first floor and 5,000 sq ft of office space on the second floor. The second building would be a 40' x 50' garage which would have office space on the second floor for Mr. Aspinwall's business, Granite State Chemical. The fire chief has requested a 20' loop going around the back of the building. Mr. Eckman stated they would prefer to do grass pavers instead of pavement for this fire access.

Eckman further stated that the proposal meets the town's parking regulations. The plans also include a landscaping and lighting plan.

Chairman Hebert stated his concern that the project seems larger than the original concept previously presented. Aspinwall replied that he originally planned to have his office space in the first building, but would prefer to have the office in the garage where all the equipment and employees would be. This way he would not be disconnected from his business and it would allow more space for potential tenants in the office building.

Chairman Hebert asked about the water runoff and detention areas near the Thermo property. He stated that the board would need something in writing from Thermo giving their approval of the proposed storm water plan.

Lamson asked about the runoff and the need for a stormwater management plan. Eckman referred the board to the drainage study that was done. He also explained that they would be tying into the DOT system and would need to get the required permits.

Marconi suggested the storm water management plan provide for yearly inspections with a record of such going to the town.

Hebert asked about the setback requirements. Eckman replied that several setback variances for driveway and parking would be needed for this project.

Morgan asked the board whether the frontage would be from the turnpike or Nimble Hill Road.

Hebert stated the frontage would be wherever the curb cut is, which would be Nimble Hill for this proposal.

Aspinwall presented the architectural plans showing the proposed buildings. He stated he wanted the building to be something Newington would be proud of and in keeping with the character of the town. The buildings will be colonial in style with appropriate coloring and landscaping.

Pare questioned the use of monolithic curbing on C3 of the plan. He stated that granite curbing would be required.

Chairman Hebert asked about how the chemicals would be stored and used. Aspinwall replied that the chemicals used are general use pesticides. There would be no mixing of chemicals done on the property. The mixing is done on the job site. The trucks have 50 gallon tanks on them and are mixed on site.

Aspinwall explained that the chemicals would be stored on the property. The largest container is 1 ½ gallons. The storage area is a specialized design with spill control devices in place. The facility must be inspected by the state and all employees must be licensed by the state.

Cross asked the applicant to consider the future roadway plans of the State which will happen in the next couple of years, and to design the project with this in mind. He suggested moving the building back and connecting it to the garage building and then moving the parking area to the front of the building. This would eliminate the need for parking across the roadway and would eliminate most of the setback issues. Cross also questioned the need for a roadway around the building.

Iocovozzi left at 7:55 pm.

Morgan stated he prefers the original plan. He doesn't feel that 2 buildings on one lot is a big issue here given the layout of the lots. He would prefer not to see parking at the front of the building.

Aspinwall liked the alternative suggested by Cross and will explore this option.

The hearing on this proposal will be continued to the next meeting.

Proposal by HRE properties to locate a school for autistic children at the former Portsmouth Rehabilitation facility off West Park Drive

Gail Hughes, a broker, and Christine Guarino, Executive Director of the Birchtree School presented the proposal.

Guarino explained that the school is looking to expand. They currently have 23 students – ages 3 to 18. They will grow to a maximum of 35 students within 3 years.

Chairman Hebert stated they would need a variance from the ZBA for a school in a commercial zone.

Pare questioned whether this was the ideal spot for a school given the nature of the area and the traffic.

Guarino stated she liked the location because of the proximity to the mall, there is also plenty of parking and an area for the small buses to have a drop off and pick up zone. There is also room for a playground behind the building. Their current lease is up in August 2009.

Chairman Hebert voiced concern about potential safety issues. The other property owners in the area have proposed a connecting roadway which may go through this area.

A representative from TMS Architects stated the latest plan was for a walkway connector, not a roadway.

Chairman Hebert stated he would need to see the latest proposal regarding the connector walkway/roadway before determining if this would present a safety issue for the proposed use as a school.

Minutes of March 9, 2009

In the discussion of workforce housing the following sentences should read:

Loughlin replied that it is not, **but** he feels it should be.

Loughlin stated that it would be an **impossible** defense provided it applied to everyone.

Marconi made a motion to approve the minutes of March 9, 2009 as corrected, Lamson seconded, Cross abstained – all others in favor – motion carried.

Iocovozzi returned to the meeting.

Election of Officers

Abbott nominated Denis Hebert as chairman, Marconi seconded – all in favor – motion carried.

Abbott nominated Michael Marconi as Vice Chairman, Lamson seconded – all in favor – motion carried.

Chairman Hebert nominated Michael Marconi as ZBA Representative, Bobotas seconded – all in favor – motion carried.

Marconi nominated Peggy Lamson as Planning Board Alternate, Iocovozzi seconded, - all in favor – motion carried.

Other Business:

Discussion of the cinema and the use of the property by the Next Level Church.

Chairman Hebert asked Morgan to have a representative appear before the board for a change of use approval.

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

Meeting adjourned at 9:10 pm.

Respectfully submitted,

Melia Perreault
Recording Secretary