

**NEWINGTON PLANNING BOARD MEETING
Minutes**

Monday, April 24, 2006

Call to Order: Acting Vice Chairman, Denis Hebert called to order the meeting at 6:30 P.M.

Present: Denis Hebert, Peggy Lamson, Jack Pare, Vincent Frank, Gail Klanchesser, John Frink, and Tom Morgan, Town Planner.

Not Present: Chris Cross, Cosmos Iocovozzi, and Sandy Hislop

Guests: None

Denis Hebert, Acting vice Chairman: Master Plan is off tonight because the School Committee is not showing up. Short meeting.

Minutes:

Denis: Minutes of the meeting of March 27th. Is there a motion for the Minutes? Peggy made a motion and Vincent seconded it. Any discussion? Denis: Tom: Are you not posting these on the Website. Discussion regarding Pearl to e-mail the minutes to the Board. Pearl will e-mail the minutes to the board members once they are done and for review by the Board.

Changes:

Page 1: Under “Not Present”: Change Jane Hislop to Sandy Hislop and remove “and Bob Simms”
Under Old Business: 9 lines down change “bridge reductions,” to bridge construction,
Last line on Page, change “Guaranteed ride” to “Guaranteed Ride”

Page 2:

Jack made a suggestion to change – 4 rows down from the top of Page 2, instead of “We need, “change it to “The TMA needs” etc.

Page 3:

First line, change “Aerial Photograph” to read “Aerial Photography and where”

Second line, add after “big pipe dream”, to read “big pipe dream, which, they had” etc.

Third line, at the end of the sentence, add and “s” to “Consultant”

Fourth line: at end of sentence take out “the Selectmen” and corrected to read “Newington and Greenland. Also the next sentence, take out “Aerial survey” and replace it with “The Town boundary based on the USGS topo maps” put out, etc.

Fifth line, change “re-discussed” to read “discussed”

Next sentence on that line, “Previously, it was re-discussed” changed to read “Previously, it was the boundary that was reviewed by both Towns in 1974”

Denis: Next Paragraph should read, “**Pending Business/Hotel:**” At the first sentence, “Lawyer on development issues” should read/add, “Lawyer, on Hotel development issues”

Third line add after, “open versus closed and “should read, “open versus closed meeting and”

Denis: Those all in favor of the Minutes as amended, say Aye, AYE, anyone opposed? None.

Next April 6th Minutes for review: Any comments? Pearl had changed “Monday” to “Thursday”, April 6, 2006 previously.

Second page, second line at very end of sentence add “, but inefficient”

Under Paragraph: **6:35 P.M.: Discussion Open to Public:**

Second line, add, “it is” after “same way it is for obvious reasons.”

Line 8, Change “VHV” to “VHB”

Line 14, at end of sentence change “everything runs properly” to read, “ everything is considered including existing underground utilities.”

Denis: Any other motion or changes? Those all in favor of the Minutes as amended, say Aye, AYE, anyone opposed? None. Motion carries.

Punch List for Shattuck Way Defects:

Denis: Very good list, but there are a couple of things I think should not be covered. We basically have approved the design and some of the things are, I think, is considered to be Town maintenance. I pick an Item #2, erecting a guardrail. Peggy: CC did a site walk and did send a letter to the BOS, which I just handed to you today, and the members, we have one scientist on our board, Jane who understands trees, etc., and we have some real problems with what occurred. Discussion ensued regarding trees/landscaping. Denis: If you check into the details and look at the agreement I think you will find out that we have a one-year warrantee from Town of Acceptance of the road for the vegetation, maybe two. You might want to check on it to make sure. Vincent: can't understand how investigate and under the impression, the time the warrantee comes into effect after the job stops, they never finished. Denis: as far as he knows the road was accepted. Vincent: the road was accepted, not the landscaping. Half the stuff that was supposed to be put in there isn't there.

Tom: ConEd is coming up from NY on May 3rd to discuss this with the CC. Denis: Tom, One thing I do want to make sure, I do know that for example, all the trees by the road are pretty low grade but at the same time, to be very honest with you, too close to the side of the road. They still went ahead and put them in anyway. A lot of tree set back off the road at a proper distance and if they were to take, they are actually in a bad place. As far as the landscaping goes, that's Denis' opinion. Discussion continued. Peggy: Appalled to see how road is and just messy. Denis: One of the things that is going to happen is that the Selectmen have got to adopt a maintenance program for cutting this out of the road and maintaining it. ConEd never stood up to the plate and said they were going to maintain it. The Selectmen and the Town has got an expense for maintaining and there a couple of things that are maintenance on the list and have a hard time with asking someone to go back and do something that is a maintenance item. Discussion continued.

Denis: Tom, on item #2 not really sure we can come back to them and say you need to fix this because we approved the plan and item 3, 9, and 23, it's maintenance, it's not their responsibility, they did it and it was accepted. Jack: We have here is a list of everything was observed and was our list for ConEd only. It was just a simply a set of notes on everything that was observed on the walk. Discussion continued regarding item #1, 2, 4, 9, are maintenance and 13, which is between PB and Westinghouse. Item #14, theft issue. Item #23, not ConEd. Denis: Why bringing up the manholes on River Road, item #29 it has nothing to do with ConEd whatsoever. Denis: Then take it off the list. Jack: Anything on River Road should not be on the list for ConEd. Denis: That's not totally true. Peggy: No, there's vegetation that's missing there. Denis: They did the cul-de-sac and they also did the intersection. Denis: Talked to Peggy regarding the cul-de-sac. Long-term plan is to make the road continuous again and we would not connect to it. Keep it in mind. Spent a lot of money on us and not sure it's worth fighting for that one thing.

Denis: Read the report from Edwards and Kelcey and good to have Michael Desrochers back and really enjoyed working with him, good seeing him again.

Denis: Discussed the Dredging Report and fill application from the State of NH. Peggy: States that Appledore Marine is continuing the work done on the dock.

Denis: Next, Town Planner's Work Program 2006: If one person is to do all this, it's going to be one busy person. Only thing, in talking to Tom, I could add is something that would be of value to Tom and the Town. If he can look at what kind of grants the Town could get and could be very time consuming and want the Board to be aware of that. But if he could apply for it and get some grant money every year for something that's good for the town and would probably be very good and would more than offset his salary alone, it's worth doing. Gail, grants are extremely time consuming and looking at Tom's Work Program, which is a lot of work, I'm not sure he may have the time to do it. Tom has a full plate. Discussion on hiring a part-time person. Denis: In general far too much work for one person and hiring temporary help to get Tom through everything.

Gail made a motion to accept Tom's Work Program and Peggy seconded it. Denis: Is there any discussion? Did we capture the issues we were talking about? Tom: Yes. Denis: Possibility of hiring out help as needed for specific projects. All in favor, AYE, anyone opposed? None. Motion carries. Tom: get finalized and get them to us and we will send it up to the Selectmen.

Denis: Letters sent out to the Fire Department and his response. Just to let the Board know when this Board asks for their opinion in their expertise, and says he doesn't want to comply. Fire Chief refused to give us his opinion. Tom: They are coming here. He's at a convention, scheduled to come tonight asked to step it back one week, we approved and they will be at the next meeting. The discussion is regarding the 3 issues (Sprinkler, Master Plan and PDA).

Denis: Newspaper article - There was a head-on collision at the intersection Smokey Bones on Piscataqua Road. (Article date - 9/21/05)

Tom: Second package with discussion on FEMA regarding applicant Ralph Cooley. Tom found all 3 pages were fairly valuable. I found it aggravating that they didn't have an address, etc. and you had to put the pieces all together. Needed to read the fine print. He has the option to continue the Flood insurance; it's a financial risk. Gail I thought in the cover letter it said nothing and need to read fine print to get the determination and extremely frustrating to receive something like this. Has he been previously been assessed to get flood insurance. Tom: Ralph got a letter from the Bank saying he is in the Flood Plains and I sent Ralph down to talk to FEMA and he was actually successful.

Denis this has to deal with Shattuck Way. Tom: These 3 pages from FEMA concern Ralph Cooley. It's about 60-80' above sea level. Discussion continued. Denis: Asked if they are going to accept the map. You have to become a member and we are in the process, want to see if they will allow us to amend the entire town or not. If not, we will have to do it lot by lot.

Jack: Update, they came Friday Need to discuss actual contract/presentation to FEMA. That in addition to that would be a follow along to the existing contract with Newington, the PDA, and Portsmouth signed. If Bradstreet Consultant, the aerial flight people. Jack ask if he should request this in a form of a motion to probably allow Tom and himself to make these discussion with Bradstreet about adding an additional feature. Gail: Made a motion that Jack and Tom discuss with Bradstreet. Adding additional features need to be done to provide an adequate map to present to FEMA. Peggy seconded the motion. Denis: Any discussion? John: Asked what was spent so far so far? \$17,000 and appropriated approx. \$30,000.00 (\$50K not needed) will expect we will be around \$25,000.

Prepare data in format FEMA needs to put addition when they get everything together. Discussion continued. Denis: Any other comments. All in favor of the motion, AYE. Anyone opposed, None.

Gail: Portsmouth and Pease – good idea to talk with them.

John: High Tide and elevations, we don't need to do that. Jack: You don't need to fly it at high tide because what you have to plot is the highest observable tide which is the expression to say where the tax line begins and so that can be calculated based on the stage of the tide. I did the Coast Guard gauge, so the point of the water is actually at that stage of tide will then tell them how much higher the need to add to find the highest observable tide. Denis: Any other comments? All in favor of the motion say Aye, AYE.

Shattuck Way Landscaping Assessment

Tom: Shattuck Associates Office building took down everything that was in front of their property. They graded right out to the sidewalk. Westinghouse had very expensive landscaping and a very nice green lawn. Denis: The quality of the trees we were speaking about, were bad. Tom: What I noticed personally was the quality of ConEd landscaping compared say to ours. Denis: In the future we should get a specification standards. Peggy and Vincent and Jane and the whole commission were going to have standards, a lot of work and make it right. Drafts are being worked on. Discussion continued on the trees/landscaping. Denis: Most of trees, we should have never done it; it was too close to the road.

Denis: (Reference Hotel/Mr. Haberski) I have a list of items, which I'm tired of entertaining plans that are incomplete. Now at a point we have all information we need, we know where the road needs to go, and we need to say all right, go up put the road in and come back and see us. Don't want to keep entertaining something where it's going to be one thing after another of chiseling away of what he cannot do. Next:

Pending Business:

Breakfast signs at the residential district. Once you post a public hearing, you don't have to take action on it and keep delaying action. Discussion: schools and residential zones. Discussion ensued. I think we should talk about one of these tonight, and then call it a night and not sure which one it is. Denis would like to add to it we have some land now that has 2 or 3-4 fronts. What is considered the front of the property? Tom: Historically discretion of the PB. Denis: We should establish what the standard is. It might be Shattuck Way and it's the primary road. Tom: Woodbury Avenue is the Main Street. Denis: Should be in the Master Plan. Discussion ensued. Denis: Does it make sense to put it into the Master Plan with everybody? PB: Yes. Denis: Tom, why don't we get that incorporated into the Master Plan the way we are describing it and we haven't covered that section yet and other things to discuss in the Master Plan.

Gail: (Affordable housing zoning) Preservation of open space, been looking at it, putting together information to present this to the Board. There are lot of different options out there and that's kind of what I've been looking at, what are different things that different Towns in this area have done. Have only scratched the surface, there's a lot more she has to look at. Discussion continued.

Tom: PB Schedule of meeting for: May 1st, 8th and 15th.

Denis: Also suggested adding to tonight's Agenda under **Pending Business:** *E) Hire contractor for Technical Review.*

Meeting Adjourned: Vincent made a motion to adjourn the meeting at 8:00 PM. Gail seconded it.

Denis: All in favor, AYE. Motion adjourned.

Respectfully Submitted:

Pearl Travis-Sirois, Recorder/Transcriber

File: NBP Minutes – 4-24-06

