

NEWINGTON PLANNING BOARD MEETING
Minutes
Monday, May 1, 2006

Call to Order: Acting Vice Chairman, Denis Hebert called to order the meeting at 6:33 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: Fire Department, Chief Roy Greenleaf, Board of Fire Engineers, Wilbur Goins, and Charlie Smart, Building Inspector

Master Plan: *Police & Fire*

Denis: Fire Chief and Wilbur Goins are present. Tom: Police have postponed for two weeks.

Gail: Peggy and Gail worked on these the past month. On the Fire Department we had made a number of changes in the past, which is the version you received in the packet you got in the mail, which included some rewording and at the bottom of Page 10, added on the Pease Trade Port. At this point we were looking for was feedback from the Fire Department and hopefully they had a chance to read it and to make sure what we have here is accurate. I liked the Fire Department/School-they have a section of recommendations and making sure this in keeping with their plans for the next 5-10 years is. For tonight I had also dug out a copy of the data from the Resident Survey, they pull up specific data dealing with the Fire Department only. What came out of the Resident Survey were very few specific comments. Most people were 80% of the survey respondents called up the Fire Department. The FD to stay at the same level, neither increasing nor decreasing their level of service. Few specific comments, about six, which were to Improve Fire and Police protection, FD losing it's call members, More services to help people (Too much goes into fire, police, malls and industry-People suffer), Improve Fire & Police protection and Improve EMS (need \$for education/staff). That's the exact wording and these are the comments. Tom: Fire Department got rave reviews.

Fire Chief: We do need another study done out of concern. A couple of items, we have one Booster Pump, Page 9, underneath "***Booster Pump***" Vehicle storage tank/booster pump. The storage tank, we really don't need one, in my opinion. Especially, if you put it near retail, it will take away from the view of retail. We have those new lines going across the 16" line and across so we really don't need it. We proved that when we had the inspection. If we get something down the road, all bets are off. The booster pump, we don't need it. Discussion ensued. What we do need to spend this money on, in my opinion to the Board, go to Page 8, "S. Newington is served by a dead-end 8" line which originates at Portsmouth's Greenland wells." We need to connect that into ours. Peggy: Was discussed some 10 years ago. The Chief made some suggestions. There is a way, but it's not cheap. That's the one by the Old Stone School/Town Hall is somehow One Arboretum, run a 8" line down Arboretum and connect in and so now we don't have a dead end. Also we have an alternate, doesn't have figures, we can do is to put up a cistern up there. Put up a cistern that is fed off the 8" line that's going up to the old town hall for a water storage capability for fire fighting, we might be able to get away without having to run that other 8" line down Arboretum. It might be a cheaper way to go. We need to take a look at that 8" line up there, because that's one of the old original 8" line. May want to look into that. Gail: Suggestion what if, take Roy's ideas really should go under FD recommendations, to go to Page 9, take storage tank or booster pump merge them into one and take out most of the text and just make a separate statement that future need that a feasibility study should

be done on the need for a storage tank or booster pump for the commercial/industrial district and just leave it that way. Tom: Recommendation for a separate category. Discussions continued on the line. Denis: Why don't we say on the locations we are talking about we need to put in additional water supply such as, what was discussed. Gail: Under recommendations, put a heading, "Future Water Supplies" three different points, 1) Run a line along the new portion of Shattuck Way, 2) Run a line down Arboretum or a cistern at the end of Nimble Hill Road to connect to McIntyre and 3) If future or commercial/industrial needs demand additional water supply look into the feasibility of a storage tank system or booster pump. Can fine-tune the wording. Charlie Smart, Building Inspector made a suggestion on what may be feasible also.

Gail: Page 7 under "**Fire alarm System**". A discussion ensued regarding the PB recommendation of a complete conversion to radio boxes no later than "**2011**". The Board agreed on the year 2011. Gail gave her recommendations to this. Chief talked about maintenance to these boxes every year. The Chief said he would look into it. Boxes have to be compatible to their system. Everything will be one system opposed to multiple systems. Keltron system, tried and true, works the best in his opinion. Chief: We have the Old Stone School, Meeting House, Town Garage, Library, PD and cost of about \$150,000.00. Vincent would rather have them done all at once. Gail: have it spread out in two parts. Chief continued discussion and to be on the safe side should ask the residents and see what the consensus is on these pull boxes. Jack: Pull boxes - Need public input on street boxes and to get vote of the public.

Tom: Received e-mail from John Schupp (Subject: The crossings at Fox Run, Regal Cinema referencing tenant's trash compactor area drain). Having some people coming up to talk about the drain under the dumpster next week. John feels we are making a mountain out of a molehill. Denis: Here's what I think it's pretty straightforward, there's a couple of things you can do. As long as you put a container that doesn't leak and put a cover over the container since that water can't get into it, bottom line, it's pretty simple. There might be another alternative; I'm not closed on other alternatives. No need for them to stop lake construction. Denis: Tom, if he wants to, in my opinion, tell him we can discuss that and have a Public Hearing on it, and doesn't have to be present on it and tell him that's where we think were going and he might have a different opinion on what he would like to do. Or Tom, you can make that recommendation. Tom: we need to get in the habit of keeping an eye on it. The Catch Basin Storm Water Runoff Exemption stops in 2008. State has regulations, fine print. When the free pass runs out, you will be adopting all these regulations and won't have a clue what it says regarding storm water runoffs.

Jack: Bottom of Page 9 "Riverfront Dry Hydrants" made comments about things happening on the riverfront. Do we have enough dry sand pipes down there? Chief: We have two and no other place to put any. Suggestions discussed for other locations that might work. Chief: The two we have now are fine. The locations mentioned were not feasible.

"**Fire Station**" feasibility of extending vehicle bays should be studied. The Fire Stations is not large enough to accommodate some of the larger trucks that may be required in the future. Discussion ensued. Chief: We can use the stations that we have now, we just have to be creative and we can do it and put a second floor on it. Second feasible study was to put a second floor on the FD. Should be considered. Denis: The feasibility of a regional fire department should be studied. Gail: Are there any other recommendations that things should be in this document; in 5 or 10-year department plan that we haven't touched on? Chief: No, basically I pretty on track, except for personnel; adding more people on. Denis: What about Trade Port, Page 10 second paragraph? Chief: That was not mine. They continued a discussion on this. Gail: The PB is asking for your feedback to help us with the fact that we have some authority and some decision making process and we are looking for your technical expertise to aid us in our decisions as we are having those conversations with both the Developer and the PDA because they have both been coming to the table. We can make set requirements with your input. Chief: Read the letter from Pease that the Board didn't receive.

Discussion/disagreements continued. Peggy: Made a suggestion that they should get a clear indication from legal. Call our legal counsel and just have it checked out. Tom made an observation; didn't receive any information from them. Tom: PB bills the applicant for whatever costs incurred. Denis: It's not the charges that are the issue, we can even waive the charge, and it's a matter of whether or not we have legal review. Denis: Let's go ahead and get Attorney Upton, he's our legal for some of the thing and have him look at it. Continued discussion.

Sprinklers System discussed: Denis: The PB requires building have sprinklers. Building Inspector: Pursuant to RSA 154:18 the following has been approved by the Board of Fire Engineers on 1213/05 that all buildings that are used primarily for commercial, industrial or office shall have an Automatic Fire Sprinkler System. Chief Exception A: Non-combustible construction used to store non-combustible material and is separated from other structures by fifty (50) feet or more. Exception B: Human occupancy of less than 5 persons and less than four (4) hours per day. The PB needs to require that the buildings will be regulated come September.

Tom to put on list for ordinances written up and before the public. Building Inspector: They have guidelines to construction developed in 1982 to force sprinkler issue. Denis: So is everyone is on board to, is this okay, to say we are going to included even more stringent laws and not sure the State requires it or not, but I would like to see something that regards sprinkler systems and the latest technology for fire suppression is built in and adjourning tanks. Chief: The gasoline tanks; we are doing that now. Discussion ensued. Denis: Here's what we ought to capture, something that basically gives the board a little teeth, not go by what the State says we want to make sure if the State slips up, the state requirements are not as stringent. Gail: Liked the fact that they have separate recommendations at the end of the Chapter and may be repetitive to the rest of the section, but it goes together easily and recommend the conversation we had regarding the radio boxes, not only the whole fire alarm system, but we have this as an item under the recommendations for the radio boxes with that date and to submit all the Board recommendations are together in one section. I just think this would make it easier to maintain this as a planning document so you don't have to read through the entire FD section, cut out the different things; it's all right here at the end. There are some other groups will have to sit down and help them craft out their recommendations. It will make sections a lot easier to go through and follow up on these things. Denis: So do we need to do anything prior to that or do we just require it from the PB. Chief: What you need to do; Franklin needs to require as part of their condition of your approval is that the buildings will be sprinkled according to fire regulation that we are using here and come September we want enrollments written up, proposal and then goes to Tom. Denis: Tom put on the list for pending business and make sure we have orders written up after we have public hearing on it. Chief: But in the short term, you can certainly enforce all force of building construction be sprinkled and they can put that in also. Discussion on non-combustion able construction/material ensued. Chief got what he wanted for fire detection (fire alarm systems). Denis: What would be a good idea is to attach what you've done and make it as comments in the ordinances. Chief: Anything else on the FD that I can help you with? None. Chief: I will go back and will start putting the figures together for the boxes and street boxes and see what we can do about it and the new truck. Denis: I want to make sure we capture new future development to make sure they have sprinklers installed. Denis: Appreciate your inputs. Good discussion and lets move on. Thanks to the Chief for attending.

Minutes of the meetings of April 10 & 24:

Peggy moved to accept the minutes of April 10th and Vincent seconded it. Denis: Any comments? Jack: On Page 3: under **Preliminary Discussion**: 4 lines down, additions bolded after "The Attorney for **Exxon** that was here for **Cumberland Farms**, basically". Also on Page 2, 8 lines down, remove after "Denis: "He's so flabbergasted." Then six lines down, it should read "Jim: I understand" and last, ten lines down, after Denis: should read, "**We** asked" Denis: All in favor, Aye, any opposed? None. Motion of the minutes carried.

Peggy moved to accept the minutes of April 24th and Vincent seconded it. Denis: Any comments? Jane: The top of page 4, third line down should read, “I *used* the Coast Guard gauge”. Also, **Pending Business:** First sentence should read: “**Bed** and Breakfast”. Denis: Any other comments? None, All in favor, Aye, anyone opposed? None. Minutes as amended.

Dennis: What’s going on at the Shattuck Way, did you have a meeting with them? Peggy: We had our site walk as you know and we are having our CC meeting on Wednesday and Mr. Germano of ConEd will be there. I’m sure we will all work this out. Denis: A lot of the trees have been destroyed. Discussion ensued about the tress, placement, etc. Trees were not watched, taken care of and Vincent mentioned that they should have been maintained. Vincent: They should have taken the responsibility for at least two or three months. They are supposed to water those trees everyday, that’s basically what’s in the contract. That’s what they were supposed to do to make sure that they start to grow. E-mail received from John J. Ratigan, Attorney regarding ConEd maintenance bond/landscaping and try to resolve this issue.

Pending Business:

Denis: Wants to get a general consensus of the Board on what you think about on schools in the residential zone. My official opinion and this is a Town School, not a good idea to have it. That’s where I want to go. Give this a little bit of thought. Jack is of same belief. Discussion on this issue. Denis: On the Agenda under D) should read, “Town owned Schools in the Residential Zone”, how does that sound. All, very good! I would like to do, (not take it up tonight obviously we can’t) put it out there so we discuss it through the year and vote on it for September or October, we’ll be ready for it. Denis: Tom put it on list and keep it here. I don’t want to lose it. Discussion continued on the agenda and making sure things aren’t slipping through the cracks.

Denis: Talked a little about B&B’s, but never came to a point on the discussion. Tom: School and Police coming up on the 15th the only other hot topic in this chapter is Recreation. When do you want to discuss Recreation? Gail: Was there any feedback from Library, Cemetery, and Highway folks? Gail: If they would provide recommendations and some groups have a five year plan, we should have them.

Denis: Regarding the Cemetery, there is no place to bury the people. Needs discussion. Gail: We can recommendations from them and look at it either at the 22nd meeting or work session in June and question and decide on that. We need to see that for the 22nd. Denis: You won’t get any. Gail: Lot of duplication and needs to be cleaned up. History of ownership. Tom: I will send a memo out to Cemetery, Highways, Town Buildings, Selectmen, and Library. Gail: At some point the library needs a feasibility study for future growth.

Meeting Adjourned:

Denis: Vincent made a motion to adjourn the meeting at 9:00 PM. Gail seconded it. Denis: All in Favor, Aye.

Respectfully submitted:
Pearl Travis-Sirois, Recorder/Transcriber
File: NPB Mins.5-1-06