

Planning Board

Minutes

May 11, 2009

Planning Board Members Present: Denis Hebert, Peggy Lamson, Michael Marconi, Cliff Abbott, Tom Bobotas, Jack Pare, Chris Cross (6:34 pm), Cosmas Iocovozzi (7:10 pm)

Also Present: Town Planner Tom Morgan

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

Proposal by Thomas Aspinwall to erect one or more office/industrial buildings totaling 12,000 sq ft. behind the Exit 4 Gulf Station near the corner of Nimble Hill Road and the Spaulding Turnpike, Tax Map 7, Lot 20 and Map 12, Lot 15.

Aspinwall spoke and stated that he is still working with the edited plan presented at the last meeting. He has contacted Dori Wiggin from DES and is planning to meet with her to go over the plan. He also stated he will meet with the Conservation Commission on Thursday.

Lamson would like to see a stormwater management plan prior to approval of the plan.

Pare commented that the project looks well engineered and conceptually complete, but the board will need to see the final drawings before it can vote the plan as complete.

Chairman Hebert stated the board will need to see the final plan showing all set backs, a lighting plan, landscape plan and a stormwater management plan.

This public hearing is continued to the June 8, 2009 meeting.

Proposal by the Regal Entertainment Group to utilize their building at the Crossing at Fox Run for uses other than cinemas.

Glen Milhomne from Regal Cinema and Joshua Gagnon, pastor of the next level church were present.

Gagnon explained that the church is 1 year old and has seen significant growth. Services were being held at the Dover High School, but they outgrew the facility. The cinema in Newington has a large screen and adequate seating for their needs.

Cross asked if there was an agreement with the Cinema. Milhomne replied that the cinema has an agreement with the church covering the details of the use and firecode regulations.

Lamson asked about the time of the service and possible parking and traffic conflicts with other stores at the mall.

Gagnon replied that the services are on Sunday and go from 9:30 am to 10:30 am. Staff arrives at 7:00 am and leave by 12:00 pm.

Marconi asked about membership

Gagnon replied they have over 400 members. They have two services on Sunday to serve the members although all members would not be present on any given Sunday.

Chairman Hebert stated he felt the facility is adequate and shouldn't pose a parking issue or a time conflict with the other stores.

Pare made a motion to approve the new use by Next Level Church at the Regal Cinema on Sunday between opening time and noon, Abbott seconded – Lamson opposed, all others voted in favor – motion carried.

Other Business:

Conceptual proposal by Westinghouse, 178 Shattuck Way

Richard Talbot, Facilities & Maintenance Manager at Westinghouse, presented some conceptual drawings and photographs of the Westinghouse facility. Westinghouse is proposing a 12' x 28' concrete addition. Currently, waste water evaporation is done in the manufacturing building. The end product is sludge which is drummed and hauled off. The area can have quite an odor and they would like to move it to its own area. Also, they have a concrete bunker which is being used as a sandblast facility and they are in need of a better place to do radiographs. They would like to build a lead room and put a 2nd story on the structure with an outside stairwell. Talbot stated this would make the radio graphing much safer and easier to control.

Chairman Hebert asked about setbacks. Talbot replied that they have 49' to the south property line and would need a variance.

Iocovozzi stated they will need to go before the Board of Adjustment.

Chairman Hebert stated any lighting must meet town ordinances and that all existing lighting will soon need to be compliant as well. Talbot replied that Richardson Electric is currently evaluating all outside lighting for efficiency.

Pare asked if the matter needed to go to public hearing.

Morgan replied it will be scheduled once the applicant is ready.

Spaulding Turnpike Project

Cross stated that the NH DOT would hold an informational meeting on Wednesday, May 27th to go over the final design.

Discussion of wetlands mitigation money available to the Town of Newington. Cross stated that the Town had not yet made a decision on how they would propose to use these funds.

Chairman Hebert indicated that the board had previously identified some lands that could be considered.

Lamson asked if this was the proper time for the selectman to inquire about these monies. Cross replied that it should be discussed and an existing proposal should be selected or a new package presented.

Iocovozzi stated that it was not made clear to the selectman that the mitigation funds could be used for purchasing conservation land.

Pare mentioned that the Knights Brook watershed was discussed in earlier conversations and felt it was an important project.

Chairman Hebert agreed and stated that Knights Brook has been previously identified as a priority.

Pare made a motion to draft a letter to be signed by Chairman Hebert to the selectman indicating the board wishes to proceed with the Knights Brook conservation district, Abbott seconded, all in favor – motion carried.

Chairman Hebert stated that the first step would be to hire an appraiser to evaluate the parcels involved.

Cross listed a number of questions and issues that should be addressed at the NH DOT meeting. Cross will meet with the selectman to discuss.

Minutes of April 27, 2009

Bobotas made a motion to approve the minutes of April 27, 2009, Lamson seconded, Cross abstained, - all others in favor – motion carried.

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

Meeting adjourned at 8:40 pm.

Respectfully submitted,

Melia Perreault

Recording Secretary