

**Present:** Chairman Sandy Hislop, Denis Hebert, Chris Cross,, John Frink, Robert Simms, Barbara Hill, Peggy Lamson, Cosmas Iocovozzi, Planner Tom Morgan.

**Meeting was opened at 7:08 p.m.**

**Minutes:** Minutes of work meeting held April 22, were accepted on a motion by Denis Hebert, seconded by Chris Cross.

**Correspondence:**

Letter from Attorney Pelech re: Granite State Minerals scheduled Public Hearing and asking that it be tabled until the July meeting.

Letter to Commissioner of DOT expressing the Planning Boards support of the proposed changes to Spaulding's Exit 4.

Memo to Selectmen asking that set backs on Woodbury Ave be enforced.

Letter from Kohl's construction contractors (Wrenn Assoc) advising that the site work has been completed.

Letter from PSNH to CON- ED re: Industrial Road and issues that require addressing.

Letter from Attorney Peter Loughlin re: Planning Board's request for his opinion on the proposed lot line adjustment to the Wong property on River Road.

**Report from Selectman Jack O'Reilly**

Selectmen O'Reilly had attended the Greenland Board of Adjustment hearing on the proposed Route 33 shopping center which has been designated as a Regional Impact project. He advised that the developers request for Special Exception had been approved on a vote of 3 to 2. Also advised that the concerns that Newington has and would like considered were not, in his opinion, addressed and read a portion of the 2002 Town Meeting minutes which advised residents that the Greenland shopping mall would be opposed if negative impacts weren't addressed.

A group of Greenland concerned citizens are opposing the project and have hired an attorney to represent them and asked if Newington would intervene on their behalf.

Board discussed the various issues that, unless addressed, would cause Newington to oppose the project. Concerns are: traffic impact on Newington roads, environmental impact on air quality and Great Bay Estuary, cost of additional mutual aid for police/fire/ambulance.

Noted that the Town of Greenland does have an obligation, because the project is of regional impact, to consider the concerns of surrounding communities and a comprehensive traffic study should be made.

Chris Cross noted that the changes to the Spaulding's Exit 4 will significantly change the traffic flow through Newington and could encourage cars to cut through Newington to the proposed mall.

Jack O'Reilly asked for the Board's consensus on how the Town should proceed in having Newington's concerns addressed.

Board was polled and were unanimous in the opinion that Newington should not be perceived as interfering with Greenland's development or as being part of the concerned citizens group. However, the impact on Newington of this development should be considered in the planning. A city of Portsmouth Environmental Planner, was present and stated that Portsmouth is not in strict opposition to the project but have some conditions they would like the developers to comply with.

Newington Police Officer Doug Lorenz stated that he can see some traffic impact on Newington that needs to be addressed.

In conclusion it was agreed that the Selectmen should seek, independently, to have the towns concerns addressed and will consult an attorney on the best method to use.

### **Public Hearing - Mo & Esther Wong Lot Line Adjustment**

No representative present and Tom Morgan reported that the Wetland survey of the property was not completed. Tom also added that, in his opinion, a wetland study is not necessary in this case and is excessive and unfair to the applicant..

Chris Cross disagreed - stating that he had visited the site and the wetlands should be documented as the zoning required.

Cosmas Iocovozzi moved to accept the Lot Line adjustment as approved by the Board of Adjustment, with the exception that the plans show water and sewer connections. Motion was seconded by Peggy Lamson.

Motion failed by a vote of 4 to 3. Some member stated that they could not vote for the motion as the applicant or representative was not present.

This item will be on the June agenda.

### **PRELIMINARY DISCUSSIONS:**

**A) Subdivision proposal by Grace & Eliza Smith** - Eliza showed a preliminary sketch of her 5.54 acres with 425' of road frontage and advised that she was requesting a two lot subdivision and lot line adjustment.

A survey and perc tests have been scheduled and Tom Morgan advised that the perc tests must be observed by a town representative and must be completed before June 15<sup>th</sup>.

This item will be on the June agenda under Old Business, by which time engineers drawings should be available.

**B) Expanded Parking at Ray The Mover, Old Dover Rd** - Gerry Gagne, Meridian Land Services, represented Robert Allard and presented a conceptual plan showing 130 parking spaces and advised that the additional parking will disturb 7,200 sf of wetland. Mitigation of wetland will be either on site or off site. Plan will require approval of the Conservation Commission and permit from State Wetlands Board.

Bob Allard advised that the reason for added parking is the reconfiguration of the interior of the warehouse to allow more tenants- there is no change of use.

within the parking lot. Gerry Gagne stated that some loading docks may not be available to the larger tractor trailers. Plan is still conceptual and the Fire Chief has not been consulted to date. On a motion by Denis Hebert, seconded by Cos Iocovozzi, it was voted to hold a Public Hearing at the June meeting.

Tom advised Mr Gagne to meet with the Conservation Commission and the State ASAP as these approvals will be required before Board can approve the plan.

**C) Industrial Service Road - Phase 4** - Gerry Gagne, Meridian Land Services, stated that the Planning Board is to review each phase prior to soliciting bids for the work. Phase 4 includes final pavement, landscaping, signage, pavement markings, truck staging area.

Edwards & Kelsey have reviewed and have suggested some changes which will be made.

Some minor modifications to truck staging area are requested which include an opening in a berm to allow a secondary truck access during future scheduled major overhauls to the new power plant. Area is currently being used to park construction trailers.

Board was concerned about a break in the berm, constructed to shield truck noise from Patterson Lane residents. Denis Hebert stated that the berm should be higher.

It was agreed that the berm would be lengthened.

John Frink advised that an area near the intersection of Patterson Lane and Old Dover Rd has standing water. Mr Gagne agreed to take a look at the drainage in the area.

Re signs - Mr Gagne stated that signs are required to be 12' from edge of pavement and this is not always possible without encroaching on private property. Board asked that they be informed of any exceptions to the 12' setback.

Re landscaping - some proposed trees are dwarf and could cause visibility problems. Board agreed that a taller variety of tree would be preferred to no trees and agreed to note that type of tree is to be "determined later".

Mr Gagne advised that construction of phase 4 should start in September and road could be turned over to Town by the end of the year.

Denis Hebert moved to hold a Public Hearing at the June meeting on the changes to the Truck Staging area. Motion was seconded by John Frink and carried.

Denis Hebert made a motion to hold a Public Hearing on the changes to Phase 4, including suggestions by Edwards & Kelsey and changes made by the Planning Board at this meeting. Motion was seconded by Peggy Lamson and carried.

Mr Gagne asked for the Board opinion on a marked crosswalk on Avery Road near the Westinghouse property - questioned if it should be removed.

Board concluded that this is a private road and to leave crosswalk if owner does not object.

**D) Proposal for Office Building at 2085 Woodbury Ave** - Tom Morgan advised that plans are not ready and will be presented at a later date.

**E) Linens & Things ramp and stairway** - Plan was presented by architect Chris Raffielle who advised that the grade from store to parking lot was bad for the handicapped and shopping carts

and owners wish to replace stairs (which are not up to code) and build a ramp. Also will move a light and replace with two lights. Mr Raffiele was advised to check Town ordinance on outside lights.

All agreed that proposal will be an improvement and on a motion by Peggy Lamson, seconded by Cos Iocovozzi, voted to hold a Public Hearing at the June meeting.

**OLD BUSINESS:**

**A) Woodbury Avenue Setbacks** - Building Inspector Charlie Smart asked for some input on the Portsmouth Chevrolet property. Questioned if some uses of front setbacks were grand-fathered. To Boards knowledge use of the setback is not grand-fathered and the BI should work with legal counsel and Selectmen to enforce the requirements.

**B) Sprague Pipeline Bond** - Still under review - will be taken up at the June meeting.

**C) ICR as - built Plan Phase 1** - Phase 1 is utilities. All utilities companies (water,sewer,electric,gas) have received copies of plans. Will wait until completion and final walk through before recommending to BOS.

**D) Request from Wal-Mart for release of Bond** - Read letter from DOT re: Woodbury Ave traffic lights and Board is unsure of the States intentions. Will invite DOT representative to meet and discuss with Board.

**E) Dumpster at Outback Steakhouse** - There is some disagreement between Outback and Landlord on the location of the dumpster - defer until later.

**F) Greenland proposed Shopping Center** - previously discussed.

**No plans for recording are ready for Boards signature.**

Peggy Lamson, Rep to the Pease Development Authority, thanked the Board for their support in matters related to the State Pier and the airport noise issues. Some progress has been made.

Meeting was adjourned at 9:35 on a motion by Hebert, seconded by Hill.

Pat Main  
Secretary