

# Newington Planning Board Minutes

## May 14, 2007 6:30 PM

**Call to Order:** Chairman Hebert called the meeting to order at 6:43 p.m.

**Planning Board Members Present:** Mike Marconi, Jack Pare, Coz Iocovozzi, Gail Klanchesser, Denis Hebert (Chairman)

**Also Present:** Town Planner Tom Morgan, Building Inspector Charlie Smart

**Guests:**

Dennis Moulton, Ames MSC

Gregg Harball, Wilcox Industries

Michael Haberski, Comfort Suites

Gregg Mikolaities, Fenton Groen Inc. Comfort Suites

Erin Baird, Estate of Barbara Baird, a two-lot subdivision

**Dennis Moulton, VIP Parts Tires & Service** to speak on proposal revisions. Frank (?) to speak with him.

Denis asked for Drawing Calculations, they were laid on table for board members to view.

Mr. Moulton describes parking, sidewalk design for reform if road is constructed, Fire apparatus routes, and spillways. Denis asked for dimensions etc of spillway.

Dennis thought the information was in the plans but is not.

Denis noted that the proposal diagrams are not up to date and therefore hard to follow the presentation.

Dennis said that if DOT has approved the plans already he has not been provided with this documentation.

Moulton: Exit from Spaulding, Entrance to Wal-Mart, make lane wider for turn onto their property, Road connecting Wal-mart road to our property, Parking spaces.

Jack had concerns about the sign.

**Public Discussion:** Kathy Heite, lives across the road, concern on the proposed business is noise, time of day/night.

Moultin response: Doors open until probably till 4:00 p.m. Denis asks if they would make this a condition, doors close at 4:00 p.m. Denis suggested maybe noise absorbers, closed doors, use quiet tools to help with the noise.

Denis said there is a noise ordinance in Newington.

Lighting was also an issue for "neighbors" of the area. Jack: Lighting is an issue.

Jack, Denis, Mike have all expressed concerns for the noise level. Without DOT confirmation and updated proposal drawings it is impossible to make decisions by the council.

Denis: said he would like to see a DOT approval for a stone water runoff and holding other applicants telling them we want to do it, to me these are about the dumbest plans I have seen with that one exception.

Jack: concerns on curbing to be used. Snowplows dig it up. Continue noise issue next hearing.

Denis suggested continuing for the discussion for a hearing on 5/21/07 at 6:30.

### **Wilcox Industries**

Gregg Harball representative: conservation committee was contacted and approved expansion of facility. (38 or 48K sq ft. expansion) Denis reconfirmed this statement with Gregg. First time seeing proposed plans, Denis reminded Gregg plans should be seen by council 7 days before meeting.

Denis asked about emergency vehicles access from main road, questioned if gate would be used. Any lighting on fencing; Room for snowplowing; Sidewalk width; Questioned Lighting ordinance; Type of light poles. Shoe box type of lights. Do you have a storm water plan?

No Public questions:

Board member questions:

Denis: asked who is putting in sidewalks. Denis does not remember any discussion on revisions to any of this proposal. What about waterway/drainage; it was stated that discussions in preliminary hearing about this. Gregg explains the drainage question in length.

Mike: asked about the direction, length, width of sidewalk and Denis questioned Gregg about this.

Jack: questions, what is reinforced turf? Gregg explains this issue.

Mike: asked if room for fire apparatuses to swing around corners?

Gail: questions about the new parking lot. Denis: all paperwork in order?

Gregg, yes. Gregg is working with abutters with parking situation.

Gail: Motion on the floor to accept the plan by the board.

Seconded by Mike. All members in favor

Motion to approve the plans, seconded, All In favor

### **Preliminary Discussions**

Erin Baird proposal for a two-lot subdivision of estate of Barbara Baird, property owned by the Baird family and an extension of existing private driveway to her home site. "Right of way easement" suggested on their property.

Denis responded this is a hardship case for easement.

Privately owned land and not divided for profit.

Erin expressed wants to sell small "bubble of land" and use the right of way easement to access this piece.

Mike questioned/commented on easement and satisfactorily responded to by Erin

Fire Chief responded to Erin, requested him to walk the property with her when he is available, in two weeks will walk the property with her for fire apparatus access.

Denis question Tom about board of adjustment, tabled for discussion by the board.

Questions by abutters:

Questioned length of right of way, a bit short for town ordinance.

Denis suggested making copies of the proposal and give to Tom for review by the board.

Tom: Road not long enough for consideration to be a town road. (1.6ft. too short.)

Continue preliminary hearing on June 11, 2007

## **B) Mike Haberski for Comfort Suites**

Denis questions Haberski if members can have copies of plan to review.

Flat roof now in plan for fire protection

Jack question; entrance doorway on the Right for garage parking is the back of the garage the same as this?

Denis question about drainage on roof, but they do not know yet; Emergency access to get around building increased to accommodate fire apparatus.

If the road is going to be built, Denis remarked that DOT wants it to be a town road.

Denis pointed out that the permit for driveway is not filled out.

Haberski states that if DOT does not create a road on that land within 10 years then DOT loose rights to the land.

Denis questions flow of traffic for parking and exiting. Questioned delivery truck room to maneuver in area provided.

Haberski explained that the trucks are vans, much smaller than trucks, and laundry is on site.

Denis questions whether the full package of plans were delivered to board for review; finds the current plans, apologizes for the confusion and the presentation continues; notices the sidewalk presented is on the wrong side.

Denis question storm drain. Haberski response; DOT approved Curbing sloped for snow plowing.

Storm drain Dot reviewed the drainage, as of now a swale, drains under road, to other side of street.

Jack points out the ground cover is used in Durham, NH stands up very well. Will support weight of emergency vehicles, but looks good as ground cover, "grass paved" is the term used by Habaeski to describe process.

Denis, Jack, and Coz discuss with Habaeski the road proposal, hydrants, fire access rd., must be 18ft. from building to property line; cannot tie into existing hydrant owned by another company.

Denis states that we are dealing with unknown, changes each time you come to meeting. Do not come to us without completed professional drawings. We have had problems with this before you came on board.

Fire chief states his comments are taken out of context both verbally and via email by representatives of this company. I will not tolerate this kind of behavior. I will not go against the board. You have to come to the board first, and then they will send you to me.

Coz asked the fire chief if that is the 18ft code mentioned for roadway. Yes it is.

New truck is longer than the older one; Coz asks if there is 18 ft. is enough room to park the truck away from the building in case of fire?

Denis: When all components of your plan come together then you can bring them to this council for approval.

Coz questions ordinance of vertical curb. Denis suggests discussing this issue at a later date. Coz wants to see the ordinance in writing.

Tom question: DOT plans. Haberski will get back to DOT again to confirm.

Denis: Public hearing for road going through there has been going on for years. Size of the facility being built, can it be support for snow plowing, parking etc.

Coz: road non-existing now, is plan only, use the other parking lot, DOT plan accepted by DOT.

Jack observation: If you have two plans it amounts to finessing the tenses and playing a legal game if you do (but with this one) it is good planning, and Denis agreed.

Haberski explained that this drawing just shows that this plan can be done.

Denis: Cannot see entrance into the building. Plan shows only windows all the way down the planed building.

Denis reiterates that we need professional drawings and not generic plans to look at.

Charlie ask questions and it could not be answered, but would not give building permit for this.

Denis concerned: parking spaces, how many, how large. Show me a plan but no turn ratios outside or inside the building. Manhole inside the parking garage, staircase to the roof? Questions the integrity of

the person who did the drawings. Counted 66 living quarters and not 64. Not sure where laundry is, on the second floor? Only one washing machine. How much drainage per day. What is in the rooms, food area, prep area, coffee shop? Main entrance missing on the first floor. Plans not complete. Storm drain plan: poured asphalt failed, water easements draining on other people's property, needs approval from abutters. This is as deed between two people. Town not responsible for this.

Flow rate depends on paving area and vegetation; need to work with conservation department about wetlands. Need approval. Porous asphalt my biggest concern.

Jack: UNH Durham has launching area, a surface there is working very well, looks like concrete, set over crushed stone and then filled with sand and grass.

Denis: percolation and drainage in parking area.

Tom: remark not audible

Denis said that Haberski is only the middle man on this plan.

Haberski said has DOT approval but Denis asked why would DOT approve an incomplete plan? Where is the water going to flow if we have a lot of rain/water drainage? When plan done give it to Tom.

Haberski said to use the plan that Denis has already.

Mike questions sidewalk.

Denis: Move on now, architectural drawing not done. Almost at the point of asking the board to reject the proposed plan altogether. How is a bus to enter/exit the premises, no drawing shown how this is to be done? Rooms on drawing unlabeled could be used in the future for other things if not clearly defined.

Continue hearing next month on 6/11/07 at 6:30

### **Proposal by Fenton Groen Inc.**

Gregg Mikolaities presenting proposal of 75 room Comfort Suites Hotel Trying to gather data and get back to their client. Proposal is for 75 room 4 story hotel, access off Shattuck Way, 79 parking spaces, extending sidewalk up Shattuck Way. Wetlands have buffers, overlapped about 5000 sq. ft. of road buffers. Contacted conservation commission, No access from Woodbury Ave. Talk with fire chief to see if this is an issue. Going to UNH Durham to check out what Jack mentioned in the previous proposal presentation. Landscaping explained, ground cover, trees etc. Have contacted: Building inspector, fire chief, planning board on this plan. Fire chief questioned if fire truck drivers would know if they were on the emergency road?

Question: different grade from road to site, culvert there? This is an old road there. Denis asked if sewer line was still active, "Yes", Denis

said "shouldn't be"! Asked presenter for more info on the access road. How to keep others from using this access? Gregg: Gate there? Denis: To make sure access to emergency vehicles only. Make sure this is on drawing.

Mike: 4 story building sloped or flat roof?

Gregg: Underground pipes for water drainage would take roof water. Other plans for other drainage. Two or three different applications for drainage.

Jack question: Is low point the old caretaker driveway dug out and interrupted? "Yes"

Agricultural plan, Denis asked if everyone is in favor or any problems with the concept of the hotel going here.

Denis: asking presenter, come up with storm plan, utility plan, sewerage plan, three phases; give us the professional plans in a timely manner. Will get back to council in July.

Charlie has a question: material for the road, details of how it is done.

### **Proposed restaurant at Crossings:**

Tom: do you wish to take jurisdiction to this plan, in your package?

Tables on the sidewalk; Denis says that is a different issue. What store front looks like? Denis states planning board can change things not necessarily in the ordinance. Coz voices opinion.

Tom: secretary for the Planning Board. Lois Morris is interested. Denis suggests that Tom discuss this with Office team, contractual issue.

Coz: see what selectman's office has to offer in way of applicants.

Tom: In packet, response to Dover youth

Denis: speaking to Tom, the first proposal from VIP we did not approve it tonight. They need a storm approval. They said they sent you a letter only give us \$2500 per sidewalk. Residence across the street had a noise issue from power tools.

**Minutes of April 23:** Revisions for name of council member and name of movie theatre. Jack move to accept, second by Tom, all accept motion.

### **Pending Business:**

Denis read letter from Peter Lockland but need corrections on spelling.

Tom: Re; Connector road: HRE going to incorporate but don't know if this is happened. Denis said to follow up on this.

Denis said he has received and rejected payment on bill submitted by the selectman, one occasion Justin Richardson stepped in for Peter Upton, literally a conflict of interest there. Be careful not to do that.

Issue happened two or three months ago. (Title power work shop)

Discussing this is Coz, Jack, Denis. Denis makes point: He calls me

and represents himself as a board member and then charges up legal fees.

Other issue is plans: spoke to Tom, council members can not just walk in and take the plans home with you to study, we need to see this stuff.

Coz issue again on slanted curbs.

Coz motion to adjourn, Jack second the motion, all accepted.

Minutes transcribed by Lois Morris, Office Team

May 19, 2007

Dear Tom,

Just a note to let you know my observations and how the recorder worked:

I found that some topics were repeated often, and speakers did not enunciate clearly. The only people that recorded loud and clear were Jack, Denis and Erin Baird. I repeatedly replayed the tapes to try and get a clearer understanding of the speakers. I apologize for the notes not being clearer and better organized.

I noticed that most of the presenter's attention was turned away from the microphone while presenting, and therefore their verbiage was somewhat inaudible making the transcription time consuming and arduous.

One of the problems may have been that the easels and speakers were too far away from the recorder for the voices to be heard clearly. Erin was at the end of the Board members table and spoke loud and concise.

When recording with a tape player, you should speak clearly, and only one voice at a time. I found the voices from the minutes to be unclear with background noises, IE; more than one person talking at a time, or paper proposal plans rustling on the table. These noises did dilute the voice of the speaker.

Suggesting that the recorder should be in a more viable location to hear the conversations more clearly.

I appreciate the opportunity to tape the minutes of the Planning Board meeting and it was my pleasure to meet all of the board members. You are a busy group.

I would consider it a privilege to take the minutes for you in the future if you so choose.

Cordially,  
Lois Morris

Worked hours: 13 total hours

Meeting: 3hrs.35 minutes; Transcribing Nights: 2 hours Wednesday, 2hrs 25 min on Thursday. 4 hours including proofing on Friday.