

# Newington Planning Board Minutes

## May 21, 2007 6:30 p.m.

### **Call to Order:**

Chairman Hebert called the meeting to order at 6:32 p.m.

### **Planning Board Members Present:**

Denis Hebert (Chairman), Tom Bobotos, Chris Cross, Vincent Frank, Peggy Lamson, Mike Marconi, Jack Pare

### **Absent:**

Coz Iocovozzi, Gail Klanchesser

**Also Present:** Tom Morgan, Town Planner

### **Guests:**

Dennis Moulton, Frank Swanson, Ames MSC  
Cheryl Phoenix, Transportation Management Association

### **1) Public Hearings:**

Proposal by VIP parts Tires & Services to convert the roller skating rink at 29 Fox Run Road to a retail facility.

Dennis Moulton spoke on behalf of VIP addressing the concerns that the Planning Board members had at the May 14, 2007 meeting.

Council members concerns about storm water runoff were discussed and found to be unacceptable as presented for approval of the plan. Moulton stated that they would have further testing done in reference to storm runoff and results would be provided to the Planning Board.

Hebert stated that VIP's follow-up to the runoff as a "condition of approval" before the Planning Board approval.

Lamson questioned the vegetation along the end of the building and other areas and Moulton assured her that the landscaping would be done.

Noise concerns voiced by council members, Marconi, Pare, Lamson, and Hebert were questioned, and Moulton stated that the architects are looking into that now. Hebert suggested some Arborvitae trees along the roadside may help with the noise and Moulton stated that at this time of year the existing vegetation along that area should help with the noise level.

Cross stated that the noise is loud from the traffic on Woodbury Ave as well.

Frank questioned where the water run-off came from and Hebert answered that question for him; heavy rains etc. Frank also questions the price of materials for the sidewalks.

Lamson stated that she was absent at the time the storage building was discussed and asked about the type of storage building they had planned. Moulton said that the plans were included in the information sent along to the planning board already.

Moulton was asked about the noise levels at the other VIP Services in the area and the representative from VIP, Frank Swanson stated that he didn't know about this or existing residents in those areas, but the Newington VIP Store would use low impact noise tools. Hebert asked about whether or not the noise in the VIP Stores was constant or not?

Cross questioned the curbing and Hebert said that the way it was proposed is the way it will be approved.

Jack made a motion to approve the plans submitted by Ames MISC for VIP Parts Tires & Service on "conditions" of them contributing \$2,500.00 to the sidewalk fund for Woodbury Avenue, and they additional satisfy the Edwards & Kelsey list of May 21<sup>st</sup>, and that they construct granite curbs as shown on the plans they submitted. The motion was seconded by Lamson

Any comments; Jack corrected the word accept to approve.  
All in favor  
No opposed  
Motion passed

## **2) Transportation Management Association: Cheryl Phoenix presenter**

Phoenix is the Director of Seacoast Commuter Options, a part of a larger organization, Transportation Management Association which is a nation wide organization; there are hundreds of them across the nation. I came to the board about a year ago to talk about what we do and the kind of things that we are doing in your community.

We are here on a grant given to us by the DOT and has been supported primarily by the Pease Development Authority. We have done surveys across the country to find out why they are successful, what they are doing that we need to do here, and see if we can implement some of those ideas here. One of the top reasons it is successful is that they are supported by the towns they work in, both as ambassadors of the program, meaning talking to business in your community as well as having some sort of financial commitment to the organization. We have a \$300,000 grant which requires a \$60,000 match, a \$20,000 per year commitment. I have met with the Pease Development Authority is putting \$5,000 in a grant; the city of Portsmouth has committed \$5,000; I am meeting with Newington tonight and have met with the Dover Planning Board who has given us their blessing and now I have to meet with the city of Dover Council.

I am here tonight asking you for money for this organization. Detailed information given by Phoenix is that if a company becomes a partner in the program then the employees automatically become members and they have to find car/van partners themselves. We have a data base (DB) with names of people looking for car/van partners and the employee enters their locality information and the DB matches them with some car/van partners in there area.

Mike asked about other local business involved in this program, Phoenix answered that Liberty Mutual in Dover was an example of a business that would benefit from this program.

Tom states that you can provide the support that Phoenix has requested in a manner that is completely painless to the residents of Newington. 10 years we adopted a zoning amendment which required large new commercial developments to contribute for mitigation of the air pollution they are causing, we have collected close to \$90,000; the donors have been Home Quarters, Wal-Mart, and the Crossing at Fox Run. That is where the money comes from none of which came from Newington residents. You can very easily contribute here with pain level "0" to Newington residential taxpayers. The money is sitting in an escrow account in a bank collecting interest.

Phoenix states that the donation is \$5,000 per year for the next three years for a total of \$15,000.

Hebert in favor of the \$5,000

Motion made to donate \$5,000 per year for the next three years.

Seconded by Pare;

Discussion:

Council members have a discussion about this program confirming/clarifying what has been said in the text above.

Phoenix stating that maybe Tom or somebody's letterhead can be sent out to the community to inform them about the program.

Lamson states that she likes this idea of this program.

Phoenix is asking for match of funds from Newington, Dover, and Portsmouth.

Hebert asked for updates from Phoenix every six month about program.

Phoenix replies; as often as you would like, I will accommodate the council.

All if favor, 6

1 opposed

Per alternate mode of transportation, Hebert suggests visible bike paths on the Spaulding when renovations are made.

Tom suggests better signage would help.

**Other Business:**

**A) GIS Data Policy:**

The presentation by Pare for the town of Newington GIS on the information and sharing policy stating that if people wish to have this information they can get it through Rockingham Planning or Meriden.

Lamson Motion to accept

Discussion:

Suggestion to put this information about policy on the website

Tom suggests a hard copy for him and have the town clerk put a seal on it

Seconded by Marconi

All in favor

No opposed

**B) Escrow amendment:**

See page 3 in your packet you have.

Morgan and Hebert spoke with attorney John Radigan, John idea of all policy to be done in writing is a good idea.

All agree with this concept

Letter of credit discussed in length by all

Bonding can be cash put into an escrow account, or a letter of credit from a bank.

Tom read the policy already in writing on Page 87-Section 10  
Rewording this policy to read: after escrow account or letter of credit acceptable to the town.

Motion made by Bobotos to accept

Seconded by Marconi

Discussion:

Some rewording read by Pare (I don't have a copy of the section revised). Pare moved that we prepare the public notice as so modified by the previous discussion to add before the hearing to modify our site plan review regulations requiring an escrow or letter of credit acceptable to the town pursuant to RSA 646 41G

All in favor

No opposed

**C) Bradstreet update:**

Discussion: Pare said estimate last fall of \$2,000 went to \$2,400

We budgeted \$2,000 for this.

Updating Exit 4

Pare made motion for the board to authorize payment to Bradstreet Consultant in the amount of \$2,400 for the update of Exit 4

Hebert mentions town ordinance and town roads codes on curbing  
If the policy does not mention parking lots, maybe they should be added to  
the policy. We should maybe take a look at this.  
Change wording on policy; clarification of granite vertical curbing  
Public hearing July 9<sup>th</sup>, 2007  
Tom to write up the public hearing notice about granite curbs in parking lots.  
Granite or vertical choice of business  
Tom to look up the diagram for residential, Tear out the old from your book

Motion to accept by Marconi  
Seconded by Frank  
All in favor  
No opposed.

4) Minutes of May 14  
Have not read them yet but appreciate the larger print.  
Discussed hire minutes taker from receptionist file. No one yet

Frank motions to adjourn  
Seconded by Marconi  
All in Favor  
Postpone the minutes reading until next meeting.

Adjourned at 8:35 PM

Minutes prepared by Lois Morris