

Planning Board

Town of Newington

June 11, 2001

Present: Denis Hebert, Barbara Hill, John Frink, Sandy Hislop. Alternates Peggy Lamson and Jim Leger, Selectmen's Rep Chris Cross.

Absent: Marlon Frink, Larry Upson.

Meeting was opened at 7:04 by Vice Chairman Denis Hebert.

Minutes: Minutes of meeting held May 23, 01, were accepted on a motion by Barbara Hill seconded by Peggy Lamson.

Correspondence:

Letter from Gorrill-Palmer, Traffic Engineers, advising that the timing and coordination of traffic lights on Woodbury Avenue, required for approval of the Wal-Mart store, has been completed and printouts of data have been submitted.

Copy of letter from Attorney Michael Ramsdell to Commissioner Varney (EFSEC), advising that the Sprague pipeline project is not a public utility and therefore the Public Utilities Commission does not have any jurisdiction.

Memo from Building Inspector re: permit fees and suggesting some changes and additions.

Some additional correspondence was distributed at this meeting and Members questioned if this could be considered at this late date. Matter was discussed and it was suggested that if the content was pertinent to the agenda the Board could consider, if otherwise, Board would consider at their next meeting.

Public Hearing - Proposal by Newington LLC for temporary parking on Patterson Lane.

Mr Bozgo, representing Newington LLC, presented plans showing two proposed parking areas fronting on Patterson Lane. He explained that the harsh winter impacted foundation work, materials continued to be delivered and lay-down space was needed to store the materials. Employee parking was being utilized and the area on Patterson Lane was suggested to replace them. These temporary parking areas would be used through January 31, 2002 and land would be returned to original condition. It was stated that there would be no left hand turns onto Patterson Lane from these parking areas.

Barbara Hill asked if a buffer would be constructed to protect the residents from fumes and noise.

Peggy Lamson stated that she was extremely disappointed, that the residents of Patterson Lane were hoping that there would be no further impact from the construction and the additional parking will further impact them with traffic, noise and fumes. Also, a sign has been erected without a permit. Mr Bozgo stated that this was an oversight and either a permit will be obtained or the sign removed.

Chris Cross arrived at this time (7:30)

Vice Chair Hebert opened the hearing to those present and the following remarks made: Marcia LeClerc, Patterson Lane, stated that there is no stop sign from the Sprague entrance onto Patterson Lane and this causes some hazardous conditions. Plant Security Chief, John, stated that he saw no reason for trucks from construction site to turn left onto Patterson Lane and he would check on it.

Jeff Lundgren, Patterson Lane, questioned the shipments of construction equipment being trucked on Patterson Lane - also leaving lots of mud/dirt on roadway. Mr Bozgo acknowledged that this was a mistake, only cars should be using Patterson Lane and he will see that trucks are redirected to Avery Lane and road will be swept as needed.

Tom Morgan remarked that trucks needed to be monitored, especially near the intersection of Old Dover Road and Woodbury Avenue, and he suggested a uniformed police officer funded by Newington Energy.

John Frink noted that access (to site) is bad from either side and questioned if there are other alternatives. It was noted that access would improve once the ICR is built.

Hebert Beebe, Patterson Lane, voiced his displeasure with unauthorized signs, unregistered trucks, lack of sweeping on Patterson Lane and River Road and an area where sludge had been dumped. Mr Bozgo stated that he was not aware of any sludge being dumped and he would check this out.

Dick Hebbard, Patterson Lane, stated that all of the residents have the same concerns, that until it is changed, Patterson Lane is still a residential area, that access from any parking lot should be controlled and suggested that Newington Energy find some alternate area for parking cars. There is concern that the end-of-shift traffic will cause worse congestion and be a problem for emergency vehicles.

Plan of proposal was reviewed and noted that parking will be 60' back from Patterson Lane and no trees will be cut.

Discussed the gate into the Sprague property from Patterson Lane and whether it should be kept locked to prevent trucks from using it for easier access onto Woodbury Avenue. Majority would recommend leaving gate open for the convenience of residents around congestion on turnpike.

Hebert Beebe asked that the trucks be stopped from going down Patterson Lane and Mr Bozgo stated that they will be stopped - it was suggested that all contractors receive written notice of no left turns onto Patterson Lane.

Discussed the amount of space needed for a lay-down area (10 acres) and questioned if other industries had been approached about using their land. Mr Bozgo stated that they had and all that was available is being used.

Ann Beebe asked if materials could be put on hold and Mr Bozgo stated that material had been held as long as possible. Mrs Beebe stated that she definitely did not want this parking on Patterson Lane.

Barbara McDonald, Newington Road, stated that she new about noise and inconvenience (from Pease Tradeport) and cautioned the residents of Patterson Lane to be sure the developers of the power plant be held responsible for their actions - that employees could park on the Tradeport and be bussed to the site. This would have less impact on the residents.

Debra Sweeny, Patterson Lane, complained about the trucks leaving the site without checking Patterson Lane and all of this has impacted the residents who like to walk and the peaceful nature of the area.

Mr Hebbard, Patterson Lane, commented that bussing employees may be less costly than constructing parking areas. Mr Bozgo disagreed.

Cos Iocovozzi, suggested that a uniformed policeman be on duty when employees are exiting the site.

Ann Beebe stated that she hoped Newington Energy was not considering two shifts - Denis Hebert noted that this would require permission from the Town.

Denis Hebert also advised Mr Bozgo that trucks from the various lay-down areas should not be using Patterson Lane to carry materials to the site.

Peggy Lamson stated that she had not observed any Sprague trucks using Patterson Lane so all trucks must be connected to the construction site....

Denis Hebert advised that, in his opinion, Newington Energy have taken liberties and need to get their sub-contractors under control. Trucks using Patterson Lane are in violation of the ordinance and could be fined \$100 per day. Denis added that it is hard to find a solution to benefit everyone.

Building Inspector, Doug George, stated that he had received enquiries from some Realtors about possible available areas to lease for parking and had made some suggestions such as the Mall or Skating Rink.

There being no further comments the Public Hearing was closed at 8:45 p.m.

Board returned to their Regular Meeting.

John Frink suggested parking in an area off River Road until such time as the ICR is built. Was advised that area suggested is not suitable.

Peggy Lamson stated that she could not vote for this proposal - that in her opinion Con Ed is doing just what they want to and ignoring the ordinance.

Chris Cross stated that it is important that the residents of Patterson Lane keep their area as livable as possible (being next to a major construction site) and company must take steps to correct traffic problems.

Barbara Hill noted that this is a residential area and she hasn't a lot of confidence in the Code Enforcement. She added that a good buffer area is needed.

Chris Cross moved to approve the smaller of the proposed parking areas (121 spaces) keeping parking north of the ICR and matching parking previously approved. Motion was seconded by Sandy Hislop.

Motion was amended to add the following conditions:

1. Access to parking lot must be blocked except from designated access/driveway.
2. Rd conditions to be checked daily and swept if necessary.
3. Entrance to construction site must be stabilized.
4. Traffic control must be reviewed by the Police Department and if necessary an officer will be assigned.

Peggy Lamson called for a Roll-Call vote and Board voted as follows:

John Frink -yea; Peggy Lamson - nay; Chris Cross - yea; Barbara Hill - nay; Jim Leger - yea; Sandy Hilop - yea. Motion carried .

Preliminary Discussions:

A. Proposal by Newington Energy & Sprague Energy to use land on Patterson Lane for lay-down.

Ted Reed representing Sprague, stated that construction materials for Newington Energy had been placed, by mistake, on Sprague land that is within the residential and Sprague needs to know how to correct the problem.

Board discussed and concluded that they could not take action as permit would require a variance from the Board of Adjustment.

Ted stated the time needed to get the BOA approval would be too late and agreed that materials will be moved before the end of the month.

Sprague asked for the Board's input on the issue of the Sprague gate from Patterson Lane and whether it should be left open.

Board concluded that gate should remain open at least while the construction of road and power plant is taking place. It was suggested that signs stating residents and emergency vehicles only should be in place.

Chris Cross objected to gate being open - that it is difficult for code enforcement - he suggested that the gate be closed but unlocked.

B. Proposal by Westinghouse to expand their industrial plant.

Board reviewed plans showing a 27'X27' addition to house elevator to new office area. Also a proposal to construct outside stairwell with roof. Noted that there is not setback encroachment and no additional lighting.

On a motion by Jim Leger, seconded by Barbara Hill, it was voted to hold a Public Hearing on this request at the July 9 meeting.

Jim Leger left at this time (9:30) Remainder of Board agreed to continue.

C. Request by Wal-Mart for outside sales.

Acting Store Manager Robert Guilmette, had presented a written request for sidewalk sales for 3 weeks in June to July 4th and two one day events on July 17th and 28th .

Board discussed, noted that this is a safety issue that should be approved by Fire Chief.

On a motion by Sandy Hislop, seconded by Peggy Lamson, it was voted to approve the following dates subject to approval of Police and Fire Chiefs and safety officer: June 29, 30 & July 1.

A request for some outside storage was denied as the problem is self imposed and must be addressed by the store management.

Chris Cross remarked that Wal-Mart has violated just about every order re: the exterior of store and hoped these items are being addressed.

Driveway Application.

Curb Cut from 9 Beane Lane (lot #1)

Board reviewed plan and noted that there is good site distance - the driveway will have culvert under (it was suggested that two small culverts work better than one long).

On a motion by Peggy Lamson, seconded by Sandy Hislop, it was voted to approve.

Pease Tradeport.

Peggy Lamson, Town Rep to the Pease Development Authority, advised the Board that there is a lot of planning issues that can impact the Town of Newington and would like a work session to go over the Pease Master Plan - that Newington must keep involved. Copies of the proposed plan will be given to the Board.

Chris Cross stated that the PDA must be more responsive to the surrounding communities.

Board agreed to discuss at their work meeting scheduled for June 25th.

Other Business.

B)Petition to release for purpose of transfer Parcel B of Tycom property to facilitate construction of the Industrial Corridor Road.

It was moved by Barbara Hill, seconded by Peggy Lamson, to endorse the petition . Motion carried unanimously.

On a motion by Chris Cross, seconded by Peggy Lamson, it was voted to sign the plan showing parcel to be released. John Frink abstained not being familiar with project. Noted that this plan is for recording purposes only - that it is not a subdivision of land.

A) Plan of Old Stone School parcel was signed for recording purpose and to allow formal deeding of the lot to the town.

Barbara Hill reported that the Rockingham Planning Commission plans a Growth Management Workshop at Yokens Restaurant and the DOT will discuss plans for the Spaulding Turnpike - she suggested that members should attend if possible.

The meeting was adjourned at 10:40 p.m. on a motion by Peggy Lamson, seconded by Barbara Hill.

Pat Main
Sec'y.

