

## **Planning Board**

## **Minutes**

**July 13, 2009**

**Planning Board Members Present:** Denis Hebert, Peggy Lamson, Michael Marconi, Jack Pare, Chris Cross

**Also Present:** Town Planner Tom Morgan, Justin Richardson, Conservation Commission

**Commencement:** Chairman Hebert opened the meeting at 6:32 pm

### **Stormwater Regulations**

Jamie Houle of the UNH Stormwater Center provided the board with an overview of the Town's existing regulations and proposed changes.

Discussion of what square footage of disturbance should trigger regulations. Richardson felt 5,000 sq. ft may be too overwhelming.

Morgan stated he would like to see more specificity regarding maintenance and the fees and oversight requirements of the Town.

Discussion of sites requiring access around the entire building which creates additional asphalt. Richardson stated he would like to see if there is an alternative material to asphalt that would support fire truck access.

Marconi would like to see a stormwater ordinance from another town as a comparison.

Chairman Hebert asked that Richardson and Morgan work with James Houle to implement the board's suggested changes. Houle will report back to the board at a work session in September.

### **COAST**

Rad Nichols, Executive Director, and John Frederick, Vice Chairman of COAST were present. Nichols stated that COAST has serviced the commercial area of Newington for over 25 years. He further stated that COAST relies on support from communities to obtain matching federal funds and that they receive funds from every community they serve except Newington. Newington's fair share is determined to be \$20,000.

Discussion of the effect of Alternative 13 and whether it may create new opportunity for a stop in Newington on the Rochester Route 2.

Chairman Hebert stated that in recent history, the planning board has supported COAST. He commented about the ridership being mainly people from other towns brought in and

out of Newington. Not many riders are Newington residents and it is therefore difficult to ask the taxpayers for their support.

**Lamson made a motion that the Planning Board support mass transit coming through the Town of Newington – Marconi seconded**

Discussion of funding coming from the planning board budget.

**Lamson amended her motion that the Planning Board support mass transit coming through the Town of Newington and to explore whether funding for COAST can be included in the Planning Board budget – Marconi seconded amended motion – all in favor – amended motion carried.**

**Public Hearing**

Proposal by Todd Adelman and KWA, LLC to construct two office/warehouse buildings at the site of the former Flagstones Restaurant off Shattuck Way, Tax Map 7, Lot 2.

John Chagnon from Ambit Engineering presented updated drawings showing the smaller building has been moved. Parking shown is 156 spaces (1 per 283 sq. ft) where 191 are required by ordinance. Chagnon went over the location of rain gardens and retention areas and how stormwater will flow to these areas as well as to the existing culverts. There will also be subsurface treatment.

Chairman Hebert asked about runoff onto Shattuck Way. Chagnon replied that the stormwater will go through the existing culverts on Shattuck Way.

Chairman Hebert stated the board would need to seek engineering advice on the proposed stormwater plan.

Chagnon said the project will require alteration of terrain permitting.

Richardson stated that erosion control during construction will be key.

Cross commented that the fire chief requires access to all four sides of the building.

Chairman Hebert stated that the concept for this project is good. There is a lot of impervious surface with this project and he would like to see what can be done to further mitigate runoff.

The public hearing is continued to August 10, 2009.

**Proposal by Thomas Aspinwall to erect a 12,000 square foot office/industrial building behind the Exit 4 Gulf Station near the corner of Nimble Hill Rd & the Spaulding Turnpike, Tax Map 7, Lot 20, and Map 12, Lot 15.**

Engineer, David Eckman presented revised plans. The location of the building was moved as suggested by the board. There are 51 parking spaces where 57 are required.

Chairman Hebert stated there is an email from Thermo indicating their approval of the plan, but the board would need to see an actual signed letter from an authorized representative of Thermo.

Eckman pointed out that a lighting plan has been provided.

Chairman Hebert asked about the utilities. Eckman replied that all utilities are underground. Eckman further stated that they will be connecting to the sewer system and will get a letter from the Newington Sewer Commission to verify.

Pare asked about a potential walkway from the site to the Exxon Station. Aspinwall replied that they could explore that possibility.

Attorney Francis Burton representing Cumberland Farms stated that his client would like to review the drainage study. They would also like to review the maintenance plan for the 50' right of way and would like to know the proposed location for a walkway.

Jeff Hubbard from ADS in Dunbarton, NH gave a power point presentation on the stormwater chamber system that is proposed for this project. The product has a 75 year life expectancy. Suggested maintenance is two times the first year and then once a year thereafter depending on conditions.

The public hearing is continued to August 10, 2009.

**Proposal by Ocean Properties to erect a 72,000 sq. ft. office building at 1-7 International Drive.**

Attorney Tom Keene representing Ocean Properties indicated that the Town line originally used was provided by the PDA. Tom Morgan provided Town line information indicating a small parcel of the proposed project is in the Town of Newington.

Morgan suggested the applicant amend the site plan to show the correct town line referencing the survey as agreed to by Portsmouth and Newington in 2003.

**Cross made a motion that the applicant provide and update site plan showing the actual town line, Marconi seconded – Lamson abstained – all others in favor – motion carried.**

**Minutes of June 22, 2009**

The following corrections were noted:

Lamson would like to minutes to reflect that she was absent at the meeting on June 22, 2009.

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Motion made by Pare should read:

**Pare made a motion to approve the 2-lot subdivision of land at the site of the former Flagstones Restaurant off Shattuck Way, Tax Map 7, Lot 2, as shown on the plan dated 05/20/09 *contingent upon the approval of the building and site plan*; with an exclusion from the conservation easement of a 15' strip along the Stern home; an exclusion from the conservation easement of a 50' strip along the driveway side of the Stern and Baer properties; and that the deeds contain language that there shall be no obstruction *to the movement of wildlife*.**

Second motion by Pare should read:

**Pare made a motion to approve the proposal by Todd Adelman, and KWA, LLC, and Rick and Doreen Stern for a lot line adjustment at 516 Shattuck Way, Tax Map 7, Lots 2 & 5 as shown on the plan dated 05/20/09 *contingent upon the approval of the building and site plan*; with an exclusion from the conservation easement of a 15' strip along the Stern home; an exclusion from the conservation easement of a 50' strip along the driveway side of the Stern property; and that the deeds contain language that there shall be no obstruction *to the movement of wildlife*.**

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Correction from sidewalks to crosswalks.

Andrew Albrecht agreed to go ahead with panting the *sidewalks*.

Abbott's amendment to the motion should read:

**Abbott agreed to amend the motion to include "the applicant shall paint the *crosswalks/sidewalks* and maintain them and keep them cleared of snow"**

**Marconi made a motion to approve the minutes of June 22, 2009 as corrected, Cross seconded, Lamson abstained- all others in favor – motion carried.**

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

**Meeting adjourned at 10:05 pm.**

Respectfully submitted,

Melia Perreault