

## **Planning Board**

## **Minutes**

**July 14, 2008**

**Planning Board Members Present:** Denis Hebert, Michael Marconi, Tom Bobotas, Cliff Abbott (7:45 pm), Coz Iocovozzi

**Also Present:** Town Planner Tom Morgan

**Commencement:** Chairman Hebert opened the meeting at 6:53 pm

### **Public Hearings:**

#### **Laura Peterson - to establish a riding lesson program at 408 Newington Road – Wild Irish Farm**

Laura Peterson presented plans and spoke regarding the proposal. She explained to the board that she intends to offer a Lesson Program as well as Equine Facilitated Psychotherapy for approximately 20 clients. She will also conduct some sales. She will be expanding the barn from 4 to 6 stalls, adding a bathroom, office area and tack room. There is a 20 x 30' parking area.

Marconi asked if the ramp will go all the way around the building to access the office. Peterson replied that it will.

Victor McLane spoke in favor of the proposal.

Chairman Hebert asked about the animal waste and the septic system. Peterson replied there is a manure pile which is removed twice a year. The septic will be a holding tank as the soil is clay.

Chairman Hebert also asked about plans for future expansion. Peterson replied she would like to have an indoor ring. She would also like to have a hay barn as she currently has a hay tent.

Chairman Hebert advised the applicant to be sure the proposed lighting meets the current lighting ordinance and to keep in mind neighboring property and any glare that could be created.

Iocovozzi questioned the septic holding tank and asked whether that required State involvement.

Morgan replied that the holding tank is acceptable to the State in this type of use.

Chairman Hebert requested the proposal submitted by Peterson become part of the minutes of the meeting.

Chairman Hebert closed the public session at 7:05 pm.

**Marconi made a motion to approve the proposal as presented, Iocovozzi seconded, all in favor – motion carries.**

**Lorna Watson – to establish a crafts business at 127 Fox Point Road**

Lorna Watson spoke and explained to the board she intends to have a seasonal (spring – fall) business selling crafts she has made and additional misc items. There will not be a permanent building, simply a gazebo and camper that will be set up as needed. It will be off road on weekends only. It will be on adjacent property, not Lorna's property.

Sharon Alley, abutter, spoke in favor of the proposal.

Chairman Hebert closed the public session at 7:08 pm.

Bobotas advised Watson to consult with the building inspector regarding signage.

**Marconi made a motion to approve the proposal as presented, Bobotas seconded, all in favor – motion carries.**

**Tyco Integrated Cable Systems – to expand their cable manufacturing plant at 100 Piscataqua Drive**

Dennis Moulton presented the proposal. Also present was Peter Walsh, Facilities Engineer from Tyco. The proposal is for a 3800 sq ft. addition which will connect two existing buildings. Moulton has previously been before the board to present the proposal and addressed the outstanding issues from the previous meeting.

1. Fire Department approval. – Memo rec'd from Chief Greenleaf on 06/16/08 indicating he reviewed the plans provided by Walsh and found them to be acceptable.
2. Site Walk – A site walk by board members has been done
3. Lighting – The updated plans include the proposed lighting. There will be 3 wall packs on the building.
4. Shoreline Protection Zone – The rules have changed as of July 1<sup>st</sup>. A Shoreland Redevelopment Waiver is required. This has been submitted and is currently under review

Bobotas asked about drainage. Moulton replied there is currently a drainage swale. As part of the Shoreland Redevelopment Waiver request, they propose to extend the drainage swale to the existing 12' drainage pipe.

Marconi asked about drainage inspection and oil/water separators. He would like to see the applicant do an inspection once a year and send a letter to the board indicating the inspection has been completed.

Hebert asked about the wall pack lighting. Moulton indicated the lighting would be directed downward.

Chairman Hebert closed the public session at 7:20 pm.

**Bobotas made a motion to approve the proposal as presented with dark sky wall pack lighting and a yearly inspection of the drainage system and the oil/water separators – Marconi seconded, all in favor – motion carries.**

**GP Gypsum – to erect an additive storage building at 170 Shattuck Way**

Jeff Murray of CMA Engineering presented the proposal for a 1400 sq. ft. storage building. He has been before the Zoning Board and obtained approval for the expansion of an existing non conforming facility. The building will be for the storage of a chemical which will be more convenient and will allow it to have a separate fire suppression system. The existing loading dock will also be relocated and the overhead railcar door will be abandoned.

Murray further stated that deliveries are approximately 1 or 2 times per month.

Hebert inquired about a firewall between the structures.

Murray indicated there is concrete, and the building will have its own fire suppression system. He also showed the building elevation and indicated the roofline will match that of the adjacent structure.

Marconi made a motion to accept the plan as complete, Iocovozzi seconded, all in favor – motion carries.

Bobotas inquired about the fire lane. Moulton indicated that the proposal does not encroach any further on the fire lane. Bobotas asked that the fire chief be consulted to be sure he is ok with this.

Chairman Hebert requested that the lighting be corrected to conform to the current ordinances.

Chairman Hebert closed the public session at 7:35 pm.

**Bobotas made a motion to approve the plan as presented with two conditions – that the existing lighting be corrected to conform to the current ordinances, and that the fire chief be consulted to confirm that the fire lane is acceptable and meets current requirements, Marconi seconded, all in favor – motion carries.**

## **New Business**

### **Proposal by 2-Way Communications to move to 40 Old Dover Road.**

William Bartlett stated they have outgrown the building. They will retain the River Road building which will be their primary office space.

Bartlett further explained that they mainly do work on Police and Municipal vehicles, assembling police interceptors and light manufacturing. There will be some office space and limited inventory.

Marconi asked how many people would occupy the facility. Bartlett stated 10 – 12 people.

Chairman Hebert asked how many vehicles would be inside at a given time. Bartlett said they would have 6 work bays and could potentially have 6-8 vehicles inside.

Bartlett stated he had consulted the Fire Chief and that nothing additional was needed.

Bobotas inquired about noise. Bartlett replied they will have air tools and will need to occasionally test the sirens – maybe 2-3 times a day.

Hebert commented that this is not a service station, but light manufacturing.

Discussion of action to be taken.

**Marconi made a motion to take no jurisdiction, Iocovozzi seconded, all in favor – motion carries.**

### **Proposal to add fence regulations to the Building Code**

No comments from the public

Discussion of proposed addition of a fence ordinance. The board agreed an ordinance was not needed.

Chairman Hebert asked Morgan to talk to the building inspector who can provide guidance regarding fences – the good side should be facing out.

### **Old Business: Appointment to COAST Board of Directors**

**Iocovozzi made a motion to appoint Tom Morgan as the interim representative to the COAST Board of Directors, Marconi seconded, all in favor – motion carries.**

Iocovozzi requested that a memo be sent to the Board of Selectmen notifying them of the appointment.

### **Minutes of June 23, 2008**

**Marconi made a motion to approve the minutes of June 23, 2008, Bobotas seconded, all in favor – motion carries.**

### **Correspondence**

Letter dated 06/30/08 from the Red Cross requesting a permanent sign.

Chairman Hebert suggested they attend the next meeting.

Letter from Attorney Lyons dated 06/26/08 regarding Carroll v. Town of Newington

Notice of Violation dated 06/24/08 to DiLorenzo Real Estate at 2025 Woodbury Avenue.

At 8:50 pm, Abbott made a motion to adjourn, Marconi seconded, all in favor – motion carries.

Meeting adjourned.

Respectfully submitted,

Melia Michaud  
Recording Secretary