

Present: Chairman Marlon Frink, Sandy Hislop, Denis Hebert, Chris Cross, John Frink. Planner Tom Morgan.

Absent: Barbara Hill, Larry Upson, Peggy Lamson, Jim Leger.

Minutes of Previous Meeting: The minutes of meeting held July 9, 2001, were accepted on a motion by Denis Hebert, seconded by Sandy Hislop.

Correspondence: Copy of Notice from Selectmen to Newington Energy (7/17/01) advising that approval to expand construction hours is granted with the Selectmen reviewing after 30 days from commencement.

Copy of Memo from Conservation Commission to Howard Patten former owner of 32 Nimble Hill Road re: landscaping. Chairman Frink stated that there is some misunderstanding in this matter and the Selectmen, Planning Board and Conservation Commission need to discuss parameters of responsibility for determining if approved plans have been completed.

Notice from Attorney Ratigan advising that a new contract, for inspection of hazardous material related to Newington Energy LLC, is being drawn up. Fire Chief Wahl is being consulted. In the meantime, Henry Renfrew's staff will continue.

Chairman Frink stated that it is time the Board took a walk around the Newington Energy site as it effects so many abutters and residential properties.

Chris Cross advised that following the recent heavy rains, the storm water run-off and containment plans for Newington Energy have been modified - he added that this will be an on-going process as the site develops.

Letter from Paul Reed, CFO of Sullivan Tire, informing the Board of actions relative to their store at Fox Run Crossings.

Copy of Memo from Mall Operations Manager to all Mall tenants advising of the Planning Board's regulations regarding storage trailers.

Copy of letter from Kohl's Dept Store to Sullivan Tire re: lease agreement and requesting that Sullivan Tire install its own electrical service.

Copy of a news item which advises that Selectmen may now purchase properties without a town meeting vote providing the town has previously passed a warrant article enabling the Selectmen to act as agents and there are sufficient funds in a Capital Reserve Fund.

Preliminary Discussions:

A) Request by Filene's for a Storage Trailer.

Attorney Bernard Pelech presented the plan to amend the approved site plan by adding a stationery trailer which had been on site many years. Also Filene's suggests either planting or fencing to hide the trailer. Noted that Mall owners approve either. It was requested that the cover be temporary as there are plans to extend the store within the next few years.

Board was advised that the Filene's trailer is used to store seasonal fixtures - no hazardous materials.

Chris Cross noted that he can see some justification for storage trailers in commercial areas.

Board noted that there are many commercial properties utilizing trailers for on-site storage.

Building Inspector Doug George advised that he finds some stores store materials around and under these trailers and asked the Board to include language to prohibit this in any written regulation.

Chairman Frink noted that it is important, from a safety point of view, to have the location and content of these trailers documented by the Planning Board and Fire Chief.

Denis Hebert voiced his concern that there is no clear policy on these storage trailers being used in lieu of a building - that they should be allowed only by permit with permit fee. Also, Board has to clearly define what is and is not allowed.

Doug George stated that he is following a policy that allows trailer use in the Commercial zone during construction providing that the parking meets legal requirements.

Tom Morgan suggested that the ordinance be amended to prohibit storage trailers after a certain date with the present trailers being grand- fathered with approval of the Planning Board.

Board agreed that a regulation needs to be in writing and asked Tom Morgan to draft such a regulation for their review.

Chairman Frink suggested that the following be included: 1. Trailers must have Planning Board approval. 2. Trailers cannot use up any required parking. 3. A permit fee should be charged (possibly based on property values). 4. Trailers must have aesthetically acceptable screening. 5. Permit should have expiration date. 6. No outside storage around trailer.

On a motion by John Frink, seconded by Sandy Hislop, it was voted to hold a Public Hearing on Filene's request on September 10th.

Attorney Pelech asked about Board's preference for shielding the trailer and majority of the Board preferred plantings.

B). Great Bay Marine - Storage Building

Sandy Hislop stepped down to present the plan.

Advised Board that a pole barn used for boat storage had been taken down and will be replaced by an 80' x 210' 1 tier, butler type building. The building will be designed with the correct snow load calculations.

Electrical Service will be underground and Fire Chief has been consulted and will not require sprinkler system.

Denis Hebert moved to hold a Public Hearing on this application on September 10th. Motion was seconded by Chris Cross and carried. Marlon Frink, to maintain quorum, also voted..

Mr Hislop advised that a State permit for a floating dock and restroom facilities at Great Bay Marine should be issued any day after a lengthy review and asked if the Board would include this proposal in their public hearing. Board voted, including Chair, on a motion by Chris Cross, seconded by Denis Hebert, to include the floating dock and restroom in the Public Hearing.

Proposal to Amend Pease Zoning Ordinance:

Sandy Hislop returned to the table, Denis Hebert, citing possible conflict of interest, stepped down. Tom Morgan advised Board of proposal and showed a plan of Pease with the area to be amended shown in yellow. Area is designated as a Natural Resource Protection Zone and present uses include 'passive recreation' use such as hiking and bike riding. Amendment would allow far more intensive recreation use and area proposed includes that portion of the Newington Town Forest that is within the Pease boundary.

Board discussed and agreed that there are other areas of Pease more suitable for outside sport

facilities - areas that would be more accessible without driving and therefore reducing traffic. Also there are tennis courts and baseball fields in suitable areas that have been neglected and should be reclaimed.

On a motion by John Frink, seconded by Sandy Hislop, it was voted to write to the Pease Development Authority voicing the Planning Board's concerns and make specific reference to the Town Forest. Marlon Frink, to maintain quorum, also voted.

Chris Cross stated that the Selectmen will also be addressing this proposed amendment.

Other Business:

Denis Hebert returned to the table.

John Frink stated that he would like more time prior to a meeting to study the agendas, including visiting sites if necessary, and asked if they could be mailed earlier.

Tom Morgan agreed to make an effort to mail earlier, however, noted that the postal service is not always reliable and there are time when he is waiting for an applicant that just makes the cutoff date. Chairman suggested that if the agenda is not received, the members should check with the office.

Denis Hebert reported that the plans for the Newington Energy LLC plant are complete, including noise management, and the Planning Board and general public should be given a chance to review before the plans are returned to EFSEC for final approval. Board agreed to include on the agenda for the September 10th meeting.

Marlon Frink stated that there is a need to move forward with plans for preserving open space - as previously agreed, the Conservation Commission have designated two members to serve on an ad hoc committee and the Planning Board needs to select two members to serve. Marlon Frink and Sandy Hislop were recommended.

John Frink questioned the role of this ad hoc committee and asked what powers or decision making they would have. His concern is that the townspeople should be aware of any committee dealing with land use.

Chris Cross explained that the committee would act in an advisory capacity, helping to identify and maybe prioritize certain parcels. It was agreed at a previous meeting, that a committee of representatives of Selectmen, Planning Board, Conservation Commission and Historical Commission would best move things along through any negotiations with property owners.

Marlon Frink noted that townspeople will be notified each step of the way. Also, agreed to write a letter for publication in the Newington Neighbor, advising of the formation of an ad hoc committee and who will serve.

Denis Hebert reported that monthly reports on the construction of the Industrial Road are being sent to the Planning office and placed on file.

Tom Morgan advised that the Seacoast Metropolitan Planning Organization would hold a public meeting at the Newington Town Hall on Thursday 8/16, to discuss proposed changes to the

Spaulding Turnpike.

Chris Cross reported that the Town should, very soon, commit to either the State's plans for the interchange between Nimble Hill Road and the Turnpike or come up with a viable alternative.

Chris has met with the DOT and made some suggestions.

The Highway Safety Committee will meet to work on some recommendations - the Planning Board will be kept informed.

On a motion by Denis Hebert, seconded by Sandy Hislop, the meeting was adjourned at 9:10 pm.

Pat Main
Secretary