

Present: Chairman Sandy Hislop, Barbara Hill, Robert Simms, Chris Cross, John Frink, Cosmas Iocovozzi,, Peggy Lamson, Jack Pare, Planner Tom Morgan.

Absent: Denis Hebert. Meeting was opened at 7:05 pm and Chair declared that Alternate Jack Pare would vote in place of absent member.

Minutes: Minutes of work session held 8-26-02 were accepted on a motion by Peggy Lamson, seconded by Barbara Hill. Chris Cross abstained.

Correspondence: Letter from Sprague re encroachment of wetlands. Memos from Building Inspector re permits and codes. Notice from Town of Nottingham re Public Hearing on application for a water bottling plant. Letter from Town of North Hampton thanking Town for supporting a Groundwater Sustainability project. Memo from BI re Portsmouth Chevrolet and their use of the State ROW for auto display - only State authorized officials can order removal of the cars. Notice from Office of State Planning of workshops on Oct 1 and Oct 10, covering storm water permits for one-acre projects.

Master Plan: Tom Morgan stated that he was unable to complete the draft of the proposed citizens survey but will have it ready for the next meeting.

Jack Pare suggested changing one of the optional questions re length of time at address to length of time lived in Newington. Peggy Lamson asked that a locator map be part of the questionnaire and it was agreed that map would show three neighborhoods (North, South, East).

Cosmas Iocovozzi advised that the Budget Committee will be questioning the financing of the update and suggested that appropriation should be on a separate warrant article to give the voters the opportunity to discuss.

John Frink voiced his concerns about the cost of hiring outside consultants to help with update and, in his opinion, it could be hard to convince the townspeople.

It was noted that Tom Morgan is more than capable of doing the work but it is difficult finding the time required. Noted that the original plan took five years to complete. Tom also noted that the Board will have their goals & objectives in place for the consultants which will make a difference to the time needed to complete the project.

PUBLIC HEARINGS -

A) Proposal by Lordco for Fish Holding Tank: Applicants plans are not complete - Chairman continued the Public Hearing until October 14, at 7 pm.

Noted that October 14 is a holiday - Board agreed to meet.

B) Proposal to establish a Convenience Store at the Exxon Station at the corner of Gosling Rd and Woodbury Ave:

Joseph McGovern presented plans and advised that the BOA had granted two setback variances - one 26ft from rear line where 30 ft is required and another 70ft from Woodbury Ave where 75ft is required.

Noted that the footprint of present building will not change - the mechanics bays will be cleared

out (lifts removed).

Board voiced concerns about traffic flow on the site especially to the proposed drive-up window. Mr McGovern stated that the turn has been widened from 13' to 17'. Other concerns were the customer parking, delivery trucks, if the two accesses from Gosling Road should be made in/out, and adequate lighting. Building Inspector Charlie Smart advised that handicapped parking must be available Re the access from Gosling Road - it was suggested that limiting them to in/out might cause some confusion on the site because cars are filled from either side. The Public Hearing was closed and Board returned to the regular meeting.

Chris Cross moved to approve the proposed convenience store with the following conditions: The Fire Chief will approve the site plan; An acceptable light will be installed in back of building if found to be needed; pedestrian crosswalks, fire lanes, directory arrows and merging lines to drive-up lane and handicapped parking will all be clearly marked.

Barbara Hill seconded the motion and noted that all of the requirements, including entrances to the building, should be shown on the site plan and complete plan submitted for signing at the next meeting.

The motion carried.

Preliminary Discussions -

A) Michael's Arts & Crafts request for Storage Trailer:

Assistant Manager Craig Welch stated that on site storage is not sufficient for storage of Christmas merchandise and two 40' trailers for temporary storage, parked in rear of building, are being requested.

Trailers will be gone by December 25. The Mall management do not object and lease provides as long as the store has Planning Board approval.

Chris Cross voiced concern about fire safety measures. Mr Welch stated that trailers are solid steel also, fire lanes are kept clear.

Following review Peggy Lamson moved to approve the use of two temporary trailers with the stipulation that the Fire Chief approves the plan and that the trailers will not exceed 80 days on site. Motion was seconded by Cosmas Iocovozzi and carried.

Board returned to Public Hearings.

C) Proposal to Adopt International Building Codes:

Building Inspector Charlie White, noting that the Planning Board had been granted the authority to adopt updated codes following a Public Hearing, asked that the Board adopt the updated State wide codes effective 9-14-02. He advised that there will not be a lot of differences - that the updated codes will reference more residential codes and developers will be better protected.

The Public Hearing was closed and Board returned to the regular meeting.

On a motion by Cosmas Iocovozzi, seconded by Barbara Hill it was voted to adopt the following:

International Building Code 2000; International Mechanical Code 2000; International Plumbing Code 2000; International Residential Code 2000.

Plan Signed - Board signed plan of McIntyre Road for recording. Noted that previous plan was rejected by the Registry of Deeds as some minor dimensional numbers were illegible.

Preliminary Discussions cont.

B) Sprague re Wetlands

Tom Morgan referenced letter from Sprague who are claiming that an abutter, former EF Mooney & Assoc, did not construct drainage according to requirements and is thereby creating more wetlands and reducing Sprague's usable land.

Sprague has invited the Planning Board to tour the effected area.

Board discussed - some members questioning/suggesting that the problem should be resolved between the property owners - that some time has passed since Mooney constructed his warehouse facility in 1987.

Chairman Hislop advised that the Board would eventually need the facts and suggested that they should view the site and invite both parties.

It was agreed to visit on Saturday 9/13 at 9am. Tom Morgan will make arrangements.

Proposed Amendments to Regulations -

Building Inspector Charlie Smart requested the Board's advice/input on the following:

Swimming Pools - Should above ground pools be regulated the same as in-ground pools. On a motion by Barbara Hill, seconded by Peggy Lamson, it was voted that all pools be regulated by permit. It was noted that presently in-ground pools are included in valuation but above ground pools are not.

Permits for Temporary Storage Trailers - BI had submitted a list of suggested conditions along with a draft of permit application.

Board reviewed the proposed conditions and made some amendment and additional conditions. The BI is suggesting that the Selectmen issue permits for temp trailers - Tom Morgan suggested that the Building Inspector be delegated this job and the Building Codes amended to give him this authority.

John Frink moved that the Planning Board adopt the proposed guidelines for temp trailers but leave control of the permitting to the Planning Board. Cosmos Iocovozzi, for discussion purposes, seconded the motion.

It was noted that Planning Board site review can take a number of months to go through the process when storage trailers are usually needed on an emergency basis - and the BI, with the Fire Chiefs approval, and conditions imposed could approve the location.

The motion failed.

Board continued go over the list of conditions for permit - action on this proposal was tabled until the next meeting when an amended list of conditions will be available. Cosmas Iocovozzi asked that a copy of the amended conditions be forwarded to the Selectmen

Language Changes to Building Codes - BI suggested various changes which will require a vote

of the Town. Some suggested changes are the increase of value of construction requiring a building permit (from \$1,000 to \$2,500); the updated years of various building codes; the adoption of the most recent edition of the Life Safety Codes; some changes to material requirements for sewer connections and piping in the commercial and industrial zones; deletion of fence requirements for swimming pools (State Building Codes cover requirement for pool barriers).

The Town Planner and Building Inspector will prepare a draft of the changes , in Public Hearing format, for the next meeting.

The time being 9:30 the Chairman asked and all agreed to continue with the agenda items.

Directory Signs - Tom Morgan asked for the Boards input before drafting an amendment covering directory signs.

Members suggested that signs be no larger than 50 sq ft; be no closer to lot line than 20 ft; that illumination be interior.

Dumpster Regs - Members suggested that regulations include requirement to maintain the approved screening and address need for an adequate size dumpster to prevent spilling over.

Prior to closing Tom Morgan announced that the Conservation Commission will meet on Thursday 9-12 at 7 pm and the status of the wetlands inventory will be presented. Peggy Lamson noted that this should be of interest to the Planning Board suggested they attend.

The meeting was adjourned at 9:45 on a motion by Peggy Lamson, seconded by Cosmas Iocovozzi.

Pat Main
Secretary