

Present: Chairman Marlon Frink, Barbara Hill, Jim Leger, John Frink, Larry Upson, Sandy Hislop, Planner Tom Morgan.

Absent: Denis Hebert, Peggy Lamson, Chris Cross.

Meeting was opened at 7:05 pm

Minutes: Action on minutes of meeting held 8/13/01 was deferred until a quorum was present.

Correspondence: Memo from Conservation Commission naming Barbara McDonald and Dorothy Watson to the Open Space Preservation Committee.
Letter to PDA Chairman re: reacquiring those portions of the Town Forest presently held by the Pease Development Authority. Letter to NH Division of Historic Resources same subject.
Copies of above correspondence was mailed to each member.

Additional correspondence distributed at this meeting: Letters regarding Kohls Dept Store from Kohls, Newington PD, Newington BI.
Notice that Sprague's proposed pipeline to Newington Energy will be monitored and inspected by the PUC.

Chairman Frink and others expressed their concern regarding receiving correspondence after the agenda is closed - that the Board has voted in the past not to accept applications after the deadline - however it is acknowledged that on occasion some late correspondence is pertinent. Tom Morgan agreed not to pass on any correspondence received after deadline.

PUBLIC HEARINGS:

A. Report by Newington Energy on result of noise analysis. Marlon Frink and Larry Upson stepped down. On a motion by John Frink, seconded by Barbara Hill, Sandy Hislop was elected temporary Chairman.

Jim Burns representing Acentech - an Acoustical Consulting firm hired by the Attorney Generals office to review design of the new power plant, gave a slide presentation describing the methods used to determine noise levels from various components of the plant.

The following questions/comments were made: Hebert Beebe, Patterson Lane, noted that two noise surveys were made in the past and questioned which survey was used as baseline for this review. Mr Burns stated that it was most likely the second.

Denis Hebert advised that the plant was to be designed with a 3DB minimum and 5 DB maximum and hoped that design meets these standards.

Barbara Hill noted that the natural gas reducing station, when inspected in the past, was very noisy. Mr Bozgo stated that silencers have been installed to eliminate this noise.

The slide presentation pointed out some potential concerns ie air inlet filters; inlet cooling; cooling tower barrier walls; stc circuit breaker.

Mr Bozgo stated that these concerns have been addressed and all can be corrected if found to be

a problem in future. Noted that as part of EFSEC permitting process, a sound survey must be conducted after the plant goes on line - that nothing in Acentech's report appears to require any redesign.

There being no further comments the Public Hearing was closed and the Board returned to their Regular Meeting.

On a motion by Barbara Hill, seconded by Denis Hebert, it was voted to accept the report on the noise analysis study and forward to the EFSEC Committee with written comments.

Chairman Frink returned to the Chair and Larry Upson returned to the table.

B. Request by Filenes for Storage Trailer.

Attorney Pelech, representing Filenes, presented amended site and landscape plans. Jim Leger asked about maintenance of the landscape and was told that Filenes would maintain and replace if necessary.

John Frink asked how the permit fees would be established and Board concluded that a fee will be determined by establishing the square foot assessed value of the trailer multiplied by the current tax rate and this amount doubled as the permit will be for two years .

Tom Lavigne, Mall operations Manager, asked why the permit would have an expiration date. Chairman Frink stated that trailers will need periodic inspection and also the use of storage trailers should be discouraged.

Larry Upson asked if regulations for trailers will apply only to retail properties or if industrial properties will be held to the same criteria.

Denis Hebert noted that the issue is site approval. Tom Morgan agreed that Board should use their site review regulations to determine what is allowed.

Building Inspector Doug George asked for clarification of regulation on trailers on wheels but stationery for long periods of time. Board will address this later in the meeting.

There being no further comments, the Public Hearing was closed and Board returned to regular meeting.

Following further review Denis Hebert moved to approve the amended site plan with the following conditions: 1. Approval of Fire Chief; 2. Trailer must not use up required parking; 3. Permit fee will be based on square foot value times tax rate; 4. Must have aesthetically acceptable screening; 5. Permit will have two year expiration date; 6. There will be no storage under or around the trailer; 7. A \$5,000

Bond will be given to Town to assure plantings are maintained as shown on plan; 8. All storage trailers must have Planning Board approval.

Motion was seconded by Larry Upson and carried.

C. Great Bay Marine Storage Building:

Sandy Hislop stepped down to represent Great Bay Marine and present plan.

Plan shows an 80'X210" Butler type building to occupy slightly more space than the building

which collapsed last winter. Front will be closed with plastic this year, next year will have hanging doors.

Fire Chief has reviewed and approved the plans.

Abutter Mr TenHaagen, Beane Lane, asked about the height and was told it is the same height as the present building and should not change the landscape from Beane Lane.

Chairman opened the Public Hearing on the proposed restrooms and floating dock.

Sandy advised that the permits for the dock and restrooms are in the final stages of review and should be received within the next few weeks.

Mr Ten Haagen asked how much clearing would be done to accommodate the new leach field and septic system, Sandy stated only the very necessary growth will be removed and agreed to flag those trees to be removed, that there should still be adequate buffer.

There being no further comment the Public Hearing on the Storage Building was closed. The Public Hearing on the Dock, Septic System and Bathrooms was continued until next meeting. Board returned to the regular meeting and on a motion by John Frink, seconded by Larry Upson, voted to approve the Boat Storage Building.

PRELIMINARY DISCUSSIONS:

A Westinghouse Two Lot Subdivision

Plan was presented by Gerry Gagner and showed a parcel of land bisected by the Industrial Corridor Road

One lot of 5.05 acres remains Industrial the other of 2.75 will be in the Office Zone.

Lots have adequate frontage with access from Avery Lane.

Tom Morgan asked that the title on the plan include the words For Subdivision.

Sandy Hislop made a motion to move this proposal to Public Hearing at the October Meeting. Motion was seconded by John Frink. In discussion it was noted that the plans show an electric transmission easement across the property and Denis Hebert questioned the ownership of this easement. It was thought that Public Service Co retains ownership of the easement and Marlon Frink and Larry Upson stepped away from the table prior to the vote.

The motion to hold a Public Hearing carried.

B Outback Steakhouse at Newington Park.

A representative of Newington Park's Management Co., presented the plan and a parking analysis. Parking spaces on the site will be slightly less than required - however there is a cross parking agreement with the Malls. It was also pointed out that walking paths between the cinema and Newington Park will be upgraded and should mitigate the missing spaces.

Mall Management will be consulted on the development of the walking paths which are already established but with less liability if improved.

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Other item noted was the need to have a driveway, alongside the building, widened to accommodate deliveries and trash removal.

Chairman Frink noted that a tree in front needed to be removed and requested that a comparable replacement be made.

Board briefly discussed a second connector road between the malls and agreed to look at the area

during a site walk

It was voted to move this proposal to Old Business on the October Agenda. Chairman asked that each member visit the site to familiarize themselves.

A representative of the Outback Steakhouse Restaurants was present and apologized to the Board for the time that was wasted in reviewing the application for the restaurant to locate on the Hyder property next to Wal-Mart. Chairman Frink stated that all concerned were unhappy with the way Wal Mart management handled this matter and there is no need for Outback to apologize.

OTHER BUSINESS:

A Tom Morgan asked the Board to consider the application by Kohls Department Store. Due to a change of Chief in the Police Department and the Fire Chiefs vacation a lot of time was spent in getting these approvals as the required by the Board and Kohls were anxious to get started on renovation of Bradlees.

Tom Lavigne advised that electricians have been hired to provide separate electrical service to Sullivan Tire.

Following discussion it was voted on a motion by Denis Hebert, seconded by Sandy Hislop, to approve the Kohls plan subject to review and approval of the Fire Chief. Barbara Hill abstained.

B. Tom presented another item he stated is time sensitive. PDA representatives Peter Loughlin and Peggy Lamson needed to have the Boards feelings about a possible compromise on a proposed zoning change on Pease in the Natural Resource Protection Zone. Denis Hebert stepped down.

Board reviewed the compromise which would ban all recreation facilities north of Arboratum Drive and concluded that the proposal was not acceptable and on a motion by Larry Upson, seconded by Jim Leger voted that there would be no compromise in the Boards objections to the proposed zoning amendment.

C. Jim Leger distributed a calendar showing deadline dates for submission of applications to the Planning Board and asked members to review and hopefully, follow.

Chairman Frink agreed to speak to both Police and Fire Chiefs about the need for more timely review of development plans.

The next meeting of the Board will be on Tuesday October 9.

Meeting was adjourned at 10:20 p.m.

