

Town of Newington, NH

PLANNING BOARD

Meeting Minutes, Monday, December 18, 2013

- Call to Order:** Chair Denis Hebert called the December 18, 2013 meeting at 6:30 PM.
- Present:** Vice Chair, Mike Marconi; Bernie Christopher; Jack Pare; Justin Richardson; Board of Selectmen Rep, Rick Stern; Jane Kendall, Recorder; and Thomas Morgan, Town Planner; David Caswell and Charles Mann with Portsmouth Sign Company; Joey Cresta with the "Portsmouth Herald"; Craig Daigle
- Absent:** Alternate Member, Peggy Lamson; Board of Selectmen Representative, Rick Stern
- Public Guests:** Attorney Bernie Pelech

1) Public Hearings:

A) Proposal by **Doloma Investment of Portsmouth, Inc.** to erect a hotel between Woodbury & Shattuck, Tax Map 20, Lo5 4C

Attorney Bernie Pelech appeared before the Board on behalf of his clients, the owners and the builders requesting an extension of site approval he said was previously granted on November 19, 2007 (Mr. Pelech's November 12, 2013 letter to Town Planner, Tom Morgan indicated approval was granted in March 2008).

Chairman Hebert said he wanted to be sure site design, environmental changes, and State requirements were up to date. Attorney Pelech said there were no changes, except there had been a condition for a sidewalk, but once it was determined the Town would not do maintenance, they contributed to \$22,000 - \$24,000 to a mitigation fund instead.

Attorney Pelech said Gregg Mikolaites with Tighe and Bond Engineering told him there would be no problem getting an Alteration of Terrain Permit. Justin Richardson said the water quality and storm water regulation guidelines went from a 14-page document to a 79-page document in 2009, and although there may be no changes, the Board would need to see the permit before the Board could grant approval. Chairman Hebert said that could be a condition of approval. Mr. Richardson said he wouldn't want DES to waive the new regulation requirements.

Mr. Morgan asked Attorney Pelech if they were aware of the active beaver dam that had been built. Attorney Pelech said he was not. Mr. Richardson said the beaver dam might have caused changes in the wetlands. Mr. Morgan said the dam had caused flooding over the sewer manhole access and had been removed several times, but the beavers rebuilt it. Mr. Morgan said the Town Wastewater Treatment had a right-of-way to maintain the sewer manhole. Mr. Richardson said the dam could be removed, but

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DES regulations had to be followed. Chairman Hebert said they were not in the wildlife management business, but the beavers' hut would be iced up and they would have no place else to go for the winter, so they would have to find a proper way to have them removed in the spring so they wouldn't go back and rebuild the dam.

Chairman Hebert said this would be a good time to start the applications process since they probably wouldn't start building until spring anyhow. He said they should also check with the new fire chief to be sure they met fire safety requirements.

Chairman Hebert continued the hearing to the January 13, 2014 or January 27, 2014 meeting whenever Attorney Pelech was available.

B) Proposal by **Portsmouth Sign Company** to amend a site plan approval for a light manufacturing facility and office building at 19 Nimble Hill Road, Tax Map 7, Lot 20, and Map 12, Lot 15

David Caswell and Charles Mann with Portsmouth Sign Company came before the Board with a request to make changes to the site for their operation. Mr. Caswell said they would keep the same footprint, but change the roof from a gable roof to a hip roof. He said they intended to backfill the cement staircase in the front and pour a cement slab on top. He said they would also add garage doors and windows to the back.

Vice-Chair Marconi asked when they would start construction, and Mr. Caswell said they would start next month, and hoped to be finished by next August.

*Justin Richardson moved to **approve** the proposal by Portsmouth Sign Company to amend a site plan approval for a light manufacturing and office building at 19 Nimble Hill Road, Tax Map 7, Lot 20 and Map 12, Lot 15 as indicated on Newmarket Plans dated 12/5/13 with the condition that it meet the Fire Chief's approval. Mike Marconi seconded, and **all were in favor**.*

2) Planning: Bicycle infrastructure improvements

Mr. Craig Daigle of Nimble Hill Road came to the Board to join the discussion on possible infrastructure improvements for bicycle travel through Town. Chairman Hebert said the item was only on the agenda for the Board to set a date for Mr. Eric Weinrieb of Altus Engineering and Board of Selectman Chair, Rick Stern to join the discussion. Mr. Daigle asked who requested Mr. Weinrieb's services, and Chairman Hebert said the Board of Selectmen asked for a preliminary plan. Mr. Richardson said the request followed at the time the Conservation Commission used some Air Mitigation Funds for replacing trees that were lost during the March 2009 storm, and landscaping between the Fire Station and the Newington Public School. Mr. Morgan said consideration for bicycle travel had been included in the Master Plan for some time. Mr. Daigle said the Master Plan talked about preserving the character of the Town, and Mr. Morgan agreed that was their goal. Chairman Hebert said they were only discussing options and were not making any decisions at this point.

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Chairman Hebert set a tentative date for January 13 or January 27, 2014 depending on their workload.

3) Discussions

Shattuck Way Signage: There was a brief discussion regarding improving the wayfinding signs on Shattuck Way to make them more visible. Mr. Morgan said he would call sign companies to get estimates in the next week. Chairman Hebert asked Mr. Pare to assist Mr. Morgan on the project.

Elections: Chairman Hebert asked Mr. Morgan to check into who was up for re-election.

Sea-3: Mr. Morgan said letters were drafted to the Federal Railroad Administration and the NHDOT requesting a review of the Pan Am Tracks running from Rockingham Junction to the Sea-3 facility. The letters were awaiting signatures from the towns of Greenland, Newfields, Portsmouth, and Stratham as well as Newington Boards of Selectmen or other governing authority. Chairman Hebert said the City of Portsmouth Planning Director, Rick Taintor sent a letter asking that Newington set certain stipulations, but Newington could not be liable for those stipulations, and the owness would be on Sea-3, Inc.

4) New Business

Mr. Morgan informed the Board that Planet Fitness had indicated they were interested in building on a lot that belongs to Fox Run Mall. He said he was checking the 1981 records for the subdivision plans and stipulations.

5) Shared Driveways

Mr. Morgan said he drafted the Public Notice for a Public Hearing on Monday, January 13, 2014 to consider a proposal to add Amendment "8) No driveway shall serve more than one residential building" to the Driveway Regulations. Mr. Richardson said such a change would prevent cluster subdivisions. Chairman Hebert said there was no ordinance for cluster subdivisions.

Minutes: *Bernie Christopher motioned to approve the Minutes for the December 9, 2013 meeting. Chairman Hebert, Jack Pare and Justin Richardson were absent from the meeting and abstained. Mike Marconi seconded, and all were in favor.*

Adjournment: *Mike Marconi motioned to adjourn, and Jack Pare seconded. All were in favor and meeting adjourned at 8 pm.*

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Next Meeting: Monday, December 30, 2013

**Respectfully
Submitted by:** Jane K. Kendall, Recording Secretary