

Town of Newington, NH

PLANNING BOARD

Meeting Minutes – Monday, March 12, 2012

- Call to Order:** Chair Denis Hebert called the March 12, 2012 meeting at 6:30 PM.
- Present:** Mike Marconi, Vice Chair; Patty Borkland; Bernie Christopher; Cosmas Iocovazzi; Jack Pare; Alternate Members, Clifford Abbott and Peggy Lamson; Jane Kendall, Recorder; and Thomas Morgan, Town Planner
- Public Guests:** SIG Sauer Representatives: Steven Shawver, Vice President and General Counsel; Tim Scullin, Chief Financial Officer; Jeffrey Chierepko, Director of Facilities; Tim Drew, Permitting Department; Maria Stowell, PDA Engineer; George Bald, Commissioner of NH Dept. of Resources & Economic Development; Ben Chichester of Rye; Anne Clancy of Portsmouth; Catherine Mendez of Elliott, ME; Robin Miller of Durham; John Klanchesser and Justin Richardson of Newington; Rick Stern and Jack O'Reilly, Newington Board of Selectmen; Mike Mazeau; Andrew Rotundo, Westinghouse Warehouse Facility Manager; Alicia Busconi, Vice President of Property and Asset Management for Keystone Partners; Warren Macomber, Construction Manager; Jeffrey Taylor, Taylor Architects; John Chagnon, PE LLS, Ambit Engineering

1) Presentation by Sig Sauer Weapons Manufacturer regarding move from Exeter facility to 72 Pease Blvd in approximately 18 months

Vice Chair, Mike Marconi asked how many employees are at the Exeter facility currently, and how many more they anticipate having at the Newington facility. Steven Shawver, Vice President and General Counsel said there are currently 515 employees and they anticipate up to 600 or more at the new facility as the manufacture of firearms has tripled in the last five years. Mr. Shawver said they would be keeping the training facility in Epping.

Town Planner, Tom Morgan asked how many shifts they would be running, and Shawver said there would be two. Mr. Morgan said he had reviewed the original transportation plan proposal by Celestica, and there were fewer employees, and is therefore concerned there may be increased traffic issues. Morgan said it would be important to look at the impact of traffic *after* it leaves Sig Sauer and not just in the parking lot. PDA Engineer, Maria Stowell said there might be a major impact when the new interchange opens, but they did receive approval for a 4-way intersection. Board

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Chair, Denis Hebert asked if there were any plans to upgrade the poor road conditions at the intersection, and Ms. Stowell said they had put in a repair request to DOT.

Justin Richardson of Newington expressed concern for Pease Development Authority's (PDA) review process, noting that the PDA determined that the project was not a change of use, despite the change from a warehouse to a manufacturing facility, and the Planning Board's recommendation to review more carefully.

Questions were asked if there were any environmental impacts to the wetlands and endangered species in the area that are sensitive to storm water runoff. Planning Board Alternate and PDA representative, Peggy Lamson said DES reviewed Sig Sauer's plan and said there were no environmental impact issues. Tim Drew with the Permitting Department said nothing is being done outside, just inside. Peggy Lamson said they might come back with plans for outside expansion. Board of Selectmen Chair, Cosmas Iocovazzi and Peggy Lamson agreed that land use Attorney Peter Loughlin said there was no change of use at the PDA review. Justin Richardson said he understood the agreement with Loughlin, but expressed concern that Attorney Loughlin's decisions are influenced when serving on the PDA Board.

Jack Pare pointed out that Celestica started out as light manufacturing on the site, changed use to a warehouse, and now Sig Sauer is proposing to change it back to another manufacturing site, so that would by definition be a change of use.

PDA Engineer, Maria Stowell said the project review process was the same as if has always been for other projects, and the PDA decides which projects need review.

Justin Richardson said even if it was determined not to be a change of use, RSA12G13: b says the Town is to illicit permission from a zoning review board first, making this a bigger issue. Mike Marconi said he had been on the PDA advisory board for 15 yrs, and the PDA, Portsmouth and Newington didn't always agree, and does not believe the Town is a part of the decision process at this point. Board member, Patty Borkland said she also was surprised to learn that the Planning Board doesn't have any say in the matter. Board Chair Hebert said he believed the Planning Board has no jurisdiction and Sig Sauer's visit was just a courtesy because the Newington Board of Selectmen (BoS) agreed that the Town of Newington emergency services couldn't support PDA facilities when they first arrived, so the PDA asked the Town to follow PDA recommendations for public review. Peggy Lamson confirmed that in 1994 when the PDA came in, the Town didn't have a full-time building inspector, fire or police department so it was turned over to Portsmouth. John Klanchesser said the City of Portsmouth still inspects and signs off on PDA projects instead of Newington, but that process is coming up for renewal.

Newington Board of Selectman, Jack O'Reilly said the Town of Newington Building Inspector did issue a certificate of occupancy, but that the Town could sit down with the PDA and look into the change of use laws.

Maria Stowell said Portsmouth does the fire inspections.

Justin Richardson also expressed concern with the impact of increased traffic impact from additional employees, which would require closer review to be sure emergency response vehicles could obtain safe passage.

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Denis Hebert said for the record he would like to see Sig Sauer address the original issues regarding an oil separator for parking lot storm water runoff, and the increase traffic issues that were raised when Celestica was on the site. Hebert said he would send out a letter for the record.

Geo Ball, Commissioner of Economic Development expressed appreciation to the Board of Selectmen and the Planning Board for their professionalism and thanked the Board for their recommendations which he said he would pass along to the Executive Director of the PDA.

As the discussion ensued, several concerned citizens from surrounding communities expressed concern with a weapons manufacturer coming into the community, and questioned decision-making based on economic incentives without consideration to the greater safety of others from weapons use. Board of Selectman, Jack O'Reilly reiterated that the Planning Board has no authority in the matter, and any issues with Sig Sauer moving into the Pease Tradeport would need to be taken up w/ the PDA.

1) Preliminary Discussions:

A) Proposal by Westinghouse for parking along Avery Lane

Andrew Rotundo, Westinghouse Warehouse Facility Manager came before the Board with a proposal to construct a compact gravel parking area to support new hires.

Board Chair, Denis Hebert pointed out that it is a private road, and the Board's main concern is to review the ingress and egress for fire trucks to safely pass.

Town Planner, Tom Morgan also pointed out that there are wetlands in the area, and the zoning ordinance requires a 25-foot buffer, which would require redesign or a variance from the Zoning Board of Adjustment. Mr. Morgan also expressed a concern for safety issues of vehicles backing out into a road with industrial trucking passing through.

Chair Hebert suggested they might consider consulting a traffic expert and recommended posting signs for 5mph and installing speed bumps.

Mr. Rotundo said their fiscal year is over at the end of March 2012 and they will lose their funding for the project. Discussion ensued regarding jurisdiction for approval of the project. Jack Pare said the Board could take no jurisdiction so long as there is no intrusion of the adjoining property. Peggy Lamson said they would also need to consider any impact on the wetlands. Denis Hebert asked the Board if they would be willing to have him, Tom Morgan and Jack Pare work with a wetlands scientist. Tom Morgan pointed out that Westinghouse would have to pay for the expenses entailed.

Mike Marconi moved not to take any jurisdiction. Bernie Christopher seconded, and all were in favor.

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B) Proposal by **Michael Mazeau for a 4-lot subdivision and lot line adjustment at 124 Fox Point Road.**

Mike Mazeau came before the Board with revised proposal for property lot line adjustments on his property to create four additional lots for sale, noting all frontage, wetlands crossings, test pits and wells placed as far from wetlands as possible.

Peggy Lamson asked Mr. Mazeau if there were reserve areas for backup in case of systems failure, and it was confirmed there were.

Denis Hebert asked what would happen if a property owner wanted to hook up to the Town water system which would require disturbing a Town road. Mike Marconi said they would have an excavation permit and would have to have a security deposit to cover repairs. Board of Selectmen Chair, Cosmas Locovazzi said the City of Portsmouth would have to post a bond and permit that would last two years, and underground utility changes would require bonds also. Mike Mazeau asked who would pay for changes when water lines were put in on other side of the road as was done on Coleman Drive. Denis Hebert said the developer would pay for the initial expenses for infrastructure.

Patty Borkland asked about the wetlands crossings, and Mike Mazeau said he would need to dredge and fill and would need to go before the Conservation Commission for a review and recommendation to DES. Mazeau said he was working with Ross Engineering and planned on submitting a formal plan regarding the installation of culverts and use of the existing pond for a retaining pond. Denis Hebert said he would need a Town easement to clean out the culverts. Hebert expressed concern regarding drop offs where the mailboxes would go.

Mazeau said the Philbricks on neighboring Beane Lane have been allowed to drive through the back of their property, and is willing to sell them 15 feet which would require another lot line adjustment.

Denis Hebert and Tom Morgan said he would need to go before the Conservation Commission. Mr. Mazeau said he was applying for a minor impact permit.

C) Proposal by **Keypoint Partners** to establish a **Trader Joe's** grocery store at the **Crossings at Fox Run**

Jeffrey Taylor, Architect for Trader Joe's presented the proposal for setting up shop in the former Pet Quarters location at the Crossings between Michael's and 5 Below, keeping in the same architectural style as the rest of the shops in the area.

Board Chair, Denis Hebert said the proposal does not require a change of use, but would like to review the proposed sign which appears higher than the surrounding signs of abutters. Tom Morgan said he would review with Building Inspector, John Stowell to resolve.

Mike Marconi motioned to take no jurisdiction. Peggy Lamson seconded and all were in favor.

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D) Proposal by **Todd Adelman** to upgrade the premises at **521 Shattuck Way**. John Chagnon, PE LLS, Ambit Engineering came before the board requesting approval before going to the ZBA for a lot line adjustment variance for the building setback. Mr. Chagnon said they would also like to build an entrance bump out to the existing structure. Tom Morgan said they would need to review what is necessary for the ZBA and return.

Mr. Chagnon said he would also like recommendations regarding electric services that come in across the street, and was wondering if the utilities could come directly to the building instead of to another pole.

Chagnon also asked for information regarding a variance and application and easement to cross wetlands for sewer connection to the manhole. Denis Hebert said they would need all the information on ownership and would need to go before the Conservation Commission.

Correspondence: Tom Morgan said he would present his report regarding the gypsum dust on Shattuck Way at the next meeting

Minutes: Bernie Christopher motioned to approve the Planning Board Minutes for February 13, 2012. Patty Borkland seconded the motion. Mike Marconi, Vice Chair; Jack Pare; Clifford Abbott and Peggy Lamson were absent for the meeting and abstained. All others present voted in favor.

Adjournment: Mike Marconi motioned to adjourn. Peggy Lamson seconded, and all were in favor. The meeting adjourned at 9:30 p.m.

Next Meeting: Monday, April 9, 2012

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