

Town of Newington, NH

PLANNING BOARD

Meeting Minutes – Monday, April 7, 2014

- Call to Order:** Chair Denis Hebert called the April 7, 2014 meeting to order at 8:05 p.m.
- Present:** Mike Marconi, Vice Chair; Bernie Christopher; Jack Pare; Justin Richardson (arrived at 6:50 p.m.); Alternate Member, Peggy Lamson; Board of Selectman Representative, Rick Stern (arrived at 8:10 p.m.); Jane Kendall, Recorder; and Thomas Morgan, Town Planner
- Absent:** Christopher Cross
- Public Guests:** Town counsel, Attorney John Ratigan; Christian Starkemp, AMR; Patrick Gough, New England Parts; David Choate, Realtor

The Board conferred with Town counsel, Attorney John Ratigan for 90 minutes after which the Board agreed to send a letter to Pan Am asking that they consider extending the railroad across Pease Development.

1) Public Hearings: Proposal by **American Medical Response** to garage ambulances in the Old Neslab paint shop, now owned by 25 Nimble Hill Road, LLC, **Tax Map 12, Lot 16.**

Mr. Christian Starkemp with American Medical Response presented a plan for their proposal that included parking spaces, dumpster location, flow of traffic, site access for fire trucks and other tenants. Vice-Chair Marconi asked where the fencing around the pad for the dumpster would be. Mr. David Choate, of Choate International said there was a natural berm in the landscaping and they would put up a row of arborvitae. Board alternate, Peggy Lamson said deer tended to browse on arborvitae. Chair Hebert suggested they use decorative block of brown or green that would blend in, similar to what was used on the building on the corner of Avery Road and Shattuck Way. He said it would eliminate deer browsing, create a sound barrier that blocked view and it would prevent trash from blowing around. Mr. Starkemp said there was a lot of room between the parking lot and the road. Chair Hebert said the noise would carry down the street to the neighborhood.

(Board of Selectmen Representative, Rick Stern arrived at this point in the meeting).

Chair Hebert also noted that the electric line was low to ground and needed to be tightened up because the nearby dumpster could come in contact with it. He said there was a similar situation where someone ignored an electric line near a dumpster and someone in town was once killed. Mr. Patrick Gough of New England Parts said they were already looking into moving the line.

Chair Hebert reviewed the map for parking spaces and asked that they be identified on the complete plan. Mr. Pare said eight spaces were required, but only five

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were listed. Vice-Chair Marconi said it was important that parking be worked out because there was another property where two abutting landlords were using the same parking spaces and it created a parking problem. Mr. Starkemp said they wanted to avoid parking spaces that would interfere with the flow of traffic. Mr. Choate agreed that it was important to the landlord to keep access open for delivery trucks. Chair Hebert agreed that nothing could block access.

Mr. Richardson asked about the handicapped parking spots and Mr. Starkemp said one of the three spaces could be changed to handicapped. Chair Hebert said handicapped had to be accessible to their entrance. Mr. Pare said it was best to designate the parking space nearest the existing door. Mr. Choate said they could relocate the handicapped parking space to the front of the Butler building.

Mr. Starkemp provided photos showing their motion floodlights. Vice-Chair Marconi said the floodlights on new building shone down. Mr. Choate said nothing would change on the building, but they could shine the lights downward. Mr. Gough showed photos of the shields they installed on the lights that were attached to the main building except those at the Thermo Fisher entrance. Chair Hebert said he thought downward lighting was a condition of approval when the landlord came in for approval before, but perhaps the shields would work. He said the ordinance said the filament source shouldn't be seen from the property line, but they could shine toward the building. He said if it didn't work out, the building inspector could come down.

Chair Hebert pointed out that there was a big drainage problem on the corner where the dumpster was going in, which was a low point drain. He said there were other low point areas and thought it might be possible to put a pump in. Board member, Bernie Christopher said they had a 100-year storm recently and this was the worst time of year, but it would dry out soon. Board member, Jack Pare said it had been a problem area for a long time. Chair Hebert said any time rain built up was a problem.

Vice-Chair Marconi said he had seen landscapers dumping lawn cuttings into the stream. Mr. Gough said they retained the same landscaping company that worked on the property for Thermo Fisher and he wasn't aware of any contractors doing that. Chair Hebert said he saw leaves and grass cuttings more than once. Board member, Justin Richardson said it was a classic wetlands violation. Mr. Pare said that kind of debris could catch on brush and cause greater problems. Vice-Chair Marconi said it was important not to allow it and suggested issuing a memo.

Chair Hebert asked Town Planner, Tom Morgan if this was a change of use and Mr. Morgan said the ordinance interpretation wasn't always black and white. He said one of the uses allowed in the zone was warehouse storage and a case could be made that they would be storing ambulances, but someone could question that.

Mr. Richardson asked the applicant if they would be maintaining or refurbishing the ambulances and Mr. Starkemp said they would not. He said the ambulances were for an interfacility transportation from hospital to hospital and that the State RSA required ambulances be stored inside. He said the parking spaces were for private vehicles. Mr. Richardson asked for clarification that drivers would go into the facility and take the ambulances out and Mr. Starkemp said that was correct. Chair Hebert said minutes needed to reflect the proposal was for the warehousing of ambulances.

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Chair Hebert asked how many trips a day they would run, and Mr. Starkemp said they typically ran 15-20 trips a day. Chair Hebert asked how many ambulances would be on site and Mr. Starkemp said there would be six in the building. Chair Hebert asked if they had plans for more and Mr. Starkemp said they had room to grow, but that was not part of their plan. Chair Hebert asked if the operation would be 24/7 and how many employees there would be. Mr. Starkemp said there would be two to four employees and dispatch would occur at a different location.

Mr. Stern said as a neighbor, he was concerned with ambulance sirens going off. Mr. Starkemp said he had a letter of intent from AMR to verify that sirens would not go off. Mr. Richardson asked if they would be required to test the sirens and Mr. Starkemp said they would not.

Chair Hebert asked if they would use flashing lights and Mr. Starkemp said there was no need for flashing lights.

Chair Hebert asked if they had a letter from the fire chief regarding sprinklers and Mr. Morgan said he received the letter. Mr. Choate said fire chief went through building and came back with a couple of recommendations that they would address.

Vice-Chair Marconi asked if they would assist with ambulance services if there was a local accident that required additional transport and Mr. Starkemp said they would if the fire chief said help was needed. Chair Hebert asked if they did residential calls and Mr. Starkemp said they did private calls and if there were an emergency they would recommend going through the 911 service first. Chair Hebert asked if their personnel were emergency trained and Mr. Starkemp said they were.

Chair Hebert asked where snow storage would go and Mr. Choate said it was a large parcel and snow storage would still be off to the side as had already been discussed when New England Auto Parts came before the Board. He said there were 360-370 parking spaces in the main lot, but the current Thermo Fisher Scientific operation only had 70 employees.

Mr. Richardson said ordinarily would go before the conservation commission to address trash pick up, but they could specify that the applicant would assume responsibility for trash pick up. Ms. Lamson said the landscaping plan and site plan approval was done before when the Butler building was first approved.

Jack Pare moved to accept the proposal by American Medical Response to garage ambulances in the Old Neslab paint shop, now owned by 25 Nimble Hill Road, LLC, Tax Map 12, Lot 16 as presented with the following stipulations:

- 1) That the site would meet would meet requirements as requested by the fire chief,***
- 2) That the site would meet the Town lighting ordinances,***
- 3) That they would address the elevation of the electric line that fed the building,***
- 4) That they would hide the dumpster with a decorative wall as discussed,***
- 5) That they would provide a drainage plan that would resolve the site drainage issue as discussed,***
- 6) That they would identify seven parking spots and a handicapped spot, and***

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7) That there would be no sirens or flashing lights from the ambulances,

Peggy Lamson seconded, and the motion passed unanimously.

Discussions:

Chair Hebert asked Mr. Morgan about the April 21, 2014 meeting agenda and Mr. Morgan said it was a full agenda and the continuation of the Sea-3 application should wait until the April 28, 2015 meeting. Mr. Pare said the newspaper had urged concerned citizens to attend.

Correspondence:

Mr. Morgan said notice of regional impact from Town of Stratham cell phone tower. Chair Hebert said they were refurbishing an existing tower that was already approved and grandfathered.

Election of Officers:

Chairman Hebert said they would wait to elect officers at the next meeting or meeting after because Chris Cross was not in attendance at this meeting.

Minutes:

Mr. Richardson said he hadn't had an opportunity to review the minutes, but he was fine with them so long as everyone else was.

Vice-Chair Marconi motioned to approve the Planning Board Minutes for March 24, 2014 and Bernie Christopher seconded the motion. All other members voted in favor.

Adjournment: ***Vice-Chair Marconi motioned to adjourn. Bernie Christopher seconded, and all were in favor. The meeting adjourned at 8:55 p.m.***

Next Meeting: Monday, March 24, 2014

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