

Town of Newington, NH

PLANNING BOARD

Meeting Minutes – August 20, 2012

Call to Order: Chair Denis Hebert called the August 20, 2012 meeting to order at 6:34 PM.

Present: Mike Marconi, Vice Chair; Patty Borkland; Bernie Christopher; Jack Pare; Dick Spinney; Alternate Member, Peggy Lamson; Board of Selectman Representative, Rick Stern; Jane Kendall, Recorder; and Thomas Morgan, Town Planner

Public Guests: Attorney Steve Roberts; David Choate with Grubb & Ellis; Patrick Goff with NE Parts Warehouse; Joe and Kathleen Akerly; David Hislop; Eric Morris; Joey Cresta with Portsmouth Herald

1) New Business:

A) Request by NH Dept of Safety re: **Key Auto** regarding property at 2025 Woodbury Avenue

On behalf of Key Auto, Attorney Steve Roberts came before the Board regarding their request that Key Auto agree to comply with the 75 foot setback and not to park vehicles on the grassy area along Woodbury Avenue to allow adequate site line. Attorney Roberts said he would discuss putting the agreement in writing with his client, though they may want to occasionally park on the slope nearer to Portsmouth.

Chair Denis Hebert said he spoke with the Board of Selectmen regarding letters that were sent in the past asking the owners to remove vehicles, and noted that they would remove the vehicles temporarily, and then move them back onto the grass. Chair Hebert said that he didn't believe the owner's rights to park on the grass were grand fathered in. Hebert also noted that the two parking lots continued to be filled as they expanded out into the wetlands.

Chair Hebert asked if there would be any possibility of bringing any of the new dealer vehicles to this lot temporarily, and Attorney Roberts said that was not their intent. Attorney Roberts said there would be fewer vehicles at the Key Auto dealership, and that he would speak to Anthony DeLorenzo, the owner, but believed they had parked there for ten years and may have parked there before so may be grand fathered. Both Chair Hebert and Vice Chair, Mike Marconi said they had letters on file showing they had repeatedly asked them to move the cars back, and would appreciate compliance for safety.

Alternate Board member, Peggy Lamson said visibility has been a problem for drivers exiting the adjacent TD Bank lot with display vehicles parked so close to the road, so it is a safety issue, and would like to see them parked in the parking lot off the grass. Lamson also said the former owners, Tacetta Chevrolet used to put out flowerpots and vegetation for landscaping, and it would be nice to see that return. Attorney Roberts said he believed they planned to dress up the new site.

Attorney Roberts ended by saying the State would need a letter from the Board first before they would approve their application, and Chair Hebert said he would consider signing a

Town of Newington, NH

PLANNING BOARD

Meeting Minutes – August 20, 2012

letter with Board approval once they had confirmed there was an agreement not to park on the grass.

B) Proposal by **New England Parts Warehouse** to establish a warehouse at 25 Nimble Hill Road, Tax Map 12, Lot 16.

David Choate with Grubb & Ellis Realtors, the listing agent for Thermo Fisher Scientific, and Patrick Goff with NE Parts Warehouse came before the Board regarding their interest in using 70,000 square feet to warehouse and distribute auto parts. Mr. Goff said they would have approximately 38 employees. Goff also said they might want to add another garage bay door if business increased.

Vice Chair, Mike Marconi asked how many trucks would be coming in and out of the facility, and Mr. Goff said there would be approximately a dozen cars and mini vans making about 20 deliveries a day. Mr. Marconi said he would like to see better lighting on the corner of Nimble Hill and Shattuck Way if the Town would consider a new lighting installation.

Board member, Jack Pare said Thermo Fisher knows the State of NH will be putting in a different configuration of the highway and may be changing the traffic flow when adding Mitchell Way behind Mitchell's Gulf Station off Nimble Hill. Mr. Goff said he had already met with the DOT. Chair Denis Hebert said he didn't know if traffic would be more or less after DOT is finished with the Spaulding Expansion. Peggy Lamson said they could be sure that business and traffic in Newington traffic would increase with the Sig Sauer operation moving in to Pease. Mr. Goff said the current location in suburban Seabrook has no issues with their business traffic.

Peggy Lamson asked what their hours of operation would be, and Patrick Goff said they would be 8 a.m. to 5 p.m., Monday through Friday, and rarely on Saturdays.

Chair Hebert said the Board would like to see the entire layout of their plan including traffic flow, loading bays, trash and recycling areas, and snow removal. Hebert also asked what they planned on doing with the small out building, and Mr. Goff said they have no immediate plans, but it could be used for seminars and training. Hebert said it would be helpful to remove it to improve the flow of traffic. Board member, Bernie Christopher said it would take time to ramp up their business, and would like to see the anticipated progression. Mr. Goff urged the Board to go down and do a site walk to familiarize themselves with the facility.

Chair Hebert asked them to come back for a Public Hearing on Monday, September 10, 2012.

C) Proposal by **Kathleen Akerly** for 3-lot subdivision at 325 Fox Point Road, Tax Map 9, Lot 2

On behalf of Kathleen Akerly, Surveyor David Hislop came before the Board with her subdivision plan. Alternate Board member, Peggy Lamson recused herself as an abutter. Vice Chair, Mike Marconi said he'd also spoken to abutter, Jan Stuart who said she had no objections to the plan.

Mr. Hislop noted that the lot division had been proposed previously in 1994, and that the lots were all in uplands. Chair Denis Hebert asked if there was sufficient frontage, and Hislop said there was. Mr. Hislop asked if they would need to apply for curb cuts, and Denis Hebert said they would. Town Planner, Tom Morgan said their plan would also need to show where the driveways come out on the Town road. Mr. Morgan also said if there are already iron pin markers with caps, they would need to ask for a waiver for stone boundaries. Tom Morgan said the waiver application said they need to do the entire property, but it was already done before.

Vice Chair Marconi asked if there would be wells or City of Portsmouth water brought in, and Hislop said it would be City water, though they still needed to write the City for approval.

Town of Newington, NH

PLANNING BOARD

Meeting Minutes – August 20, 2012

Chair Hebert also asked if perk tests had been done, and Mr. Hislop said they were waiting to see if a waiver had been approved. Joe Akerly asked why the State required test pits if someone wanted to buy wetlands. Chair Hebert said a certain amount of property has to support a house and septic when coming before the Board for subdivision, and Tom Morgan said they would need to ask for a waiver for five acres or more if it is not buildable. Mike Marconi asked if they could do just one waiver, and Denis Hebert said they could.

Chair Hebert said they could schedule a public hearing for Monday, September 24, 2012 to allow the perk test paperwork to be complete by September 15, 2012.

D) Proposal by **Eric Morris** to establish a gymnasium at 32 Nimble Hill Road, Tax Map 12, Lot 17

Eric Morris came before the Board with his plans for a fitness center. Chair Denis Hebert asked why he came to the Board after going to the ZBA, and Mr. Morris said there is no permitted use for gymnasiums in Town, and a site review was required. Chair Hebert asked Morris if he would be making the same presentation as he had to the ZBA, and Morris said he would.

Morris said they expected 100 to 200 members with 60-70% participation on a regular basis, dispersed throughout the day. The hours of operation would be Monday through Friday, 5 a.m. – 10 or 11 a.m., and 4 p.m. – 7 p.m. tailored around work schedules, and possibly a noontime class for locals. Each class would be for ages 18 and beyond, 10-12 students per class maximum, resulting in a maximum of 10-12 client cars in the parking lot at a time. David Choate with Grubb & Ellis Realtors said there are 52 parking spaces on the site, and Eastern Bearing is using 10-12 at most so with the requirement of 5 spaces per 1,000 per office, 24 spaces would be plenty.

Board member, Bernie Christopher asked if it is a start up business and if there would be weights. Eric Morris said there would be no weight machines, but there would be some free weights, and possibly rowers and skiers eventually. Chair Hebert said he didn't understand how they could have a gymnasium where people wouldn't come throughout the day to use the equipment, and Mr. Morris said the plan is for a cross fitness gym with trainers. Morris said cross fitness training started as a program for first responders in the military, and they would like to include members of the military, fire department, first responders, and police departments.

Vice Chair, Mike Marconi asked if the facility could be used for the handicapped, and Morris said it could be if they were trained. Mr. Marconi noted that the ordinance says facilities to treat the disabled are allowed.

Jack Pare asked if there would be shower facilities, and David Choate said currently there is a fully handicapped accessible bathroom, and they probably would add another with a shower.

Mike Marconi asked about signage, and David Choate said the landlord and the ordinance would determine the signage.

Chair Hebert said the Board would need a signed and notarized plan before they returned, and Mr. Choate asked why they had to return. Tom Morgan said they would be required to notify abutters in advance of a public hearing. Choate said they would like to schedule as soon as possible, and Mr. Morgan said they could schedule the public hearing for Monday, September 10, 2012.

Town of Newington, NH

PLANNING BOARD

Meeting Minutes – August 20, 2012

2) Correspondence: Woodbury Avenue Traffic Study

Town Planner, Tom Morgan presented the traffic study from Nick Sanders, P.E. with Vanasse Hangen Brustlin, Inc., Transportation Land Development Environmental Services, recommending that the Board take home to read through carefully.

Minutes: Mike Marconi motioned to approve the Planning Board Minutes for August 13, 2012. Patty Borkland seconded the motion, and all members voted in favor.

Discussions:

Patty Borkland asked about the status of the DOT putting in their new staging area on the corner of Nimble Hill and Shattuck Way, which was scheduled on August 22, 2012. Tom Morgan said it might get pushed out a day.

Peggy Lamson expressed concern over the disturbance and spread of invasive species like knotweed, ornamental bittersweet, and purple loosestrife with the use of hay bales that have been used by the gas company. Jack Pare said they should be using marsh hay instead which is toxic to seeds. Tom Morgan said he spoke with DOT. Rick Stern said the DOT would also be using wood chips from the ground up stumps, and Denis Hebert said woodchips are also a problem in choking life out of waterways.

Adjournment: Mike Marconi motioned to adjourn. Patty Borkland seconded, and all were in favor. The meeting adjourned at 8:15 p.m.

Next Meeting: Monday, September 10, 2012

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