

# Town of Newington, NH

## PLANNING BOARD

Meeting Minutes, March 14, 2011

**Call to Order:** Chair Denis Hebert called the March 14, 2011 meeting at 6:35 PM.

**Present:** Vice Chair, Mike Marconi; Irving Beebe; Patty Borkland; Cosmos Iocovozzi; Jack Pare; Alternate Members, Clifford Abbott; Jane Kendall, Recorder; and Thomas Morgan, Town Planner

**Absent:** Alternate Member, Peggy Lamson

**Public Guests:** Sponge Jet President, Michael Mert; Vice President, Bill McLaughlin; and Secretary, Richard Davison  
Mark Wahlberg, President of Tyco Electronics

### 1) Preliminary Discussions

A) New Board member, Irving Beebe was introduced, and Town Planner, Tom Morgan reviewed board member guidelines, reminding board members that the "Right to Know" law, RSA: 91A says that there has to be a public notice of Board meetings and Board members are not to discuss board business through emails, phone calls or casual meetings.

B) Proposal by **Sponge-Jet, Inc.** to establish a manufacturing operation at 14 Patterson Lane.

Sponge Jet President, Michael Mert introduced himself and Vice President, Bill McLaughlin; and Secretary, Richard Davison to the board to make an initial inquiry if their business operations would meet town ordinance standards for light manufacturing should they set up shop at 14 Patterson Lane. They are currently leasing property on Heritage Lane in Portsmouth and would like to acquire a larger, permanent location to expand their business. Mr. Mert said the sight would serve as their corporate office, doing mostly marketing and sales demonstrations, training, and technical support with no chemical manufacturing, but they would on occasion do some testing of equipment to assist their technical support team.

Town Planner, Tom Morgan advised the board that its role would be first to decide if Sponge-Jet's business would qualify as light manufacturing, and if they would or wouldn't need a variance; and secondly, to decide if that would be in the Planning Board's jurisdiction.

Board Chair, Denis Hebert expressed concern with noise levels from the operations compressor use, and if they would ever do any testing that would disturb residents around dinner times or Sundays. Mr. Mert said the noise isn't that loud and would probably be limited to once a month use. Mr. Mert also said there would be approximately four to five truck deliveries a day; their business would be conducted

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between the hours of 7 a.m. to 5 p.m., Monday through Friday, and only an occasional Saturday with Sunday operations highly unlikely. Newly appointed Board member, Irv Beebe said he lives on Patterson Lane and that noises from ConEd or Sprague Energy are likely to be much louder than the noises from an occasional compressor testing. Chair Hebert asked if they'd ever done any sound/noise studies and Mr. Mert said they had.

Board member, Jack Pare made a motion noting that Sponge-Jet, Inc.'s proposal meets and passes the small business light manufacturing criteria. Board member, Cosmos Iocavazzi seconded the motion and all members agreed to pass the motion unanimously.

Hebert suggested they make up a building plan to present to the fire chief, and then show the board that their plan would meet all ordinances. If the plans could be provided to Town Planner, Tom Morgan before the next meeting, then they could schedule a Public Hearing for Monday, April 11, 2011.

C) Proposal by **Tyco** to construct a 30,720 square foot mezzanine at 120 Shattuck Way.

Tyco Electronics President, Mark Wahlberg presented a plan for an "L" shaped mezzanine construction above the existing roof construction proposal, possibly for future offices or labs in anticipation of future growth, but to be used only for light storage, with no walls or bathroom construction at this time. Board Chair, Denis Hebert said they would need to meet with the fire chief for approval of the increased construction.

Inquiries were made about plans for additional parking to accommodate the expansion, but Town Planner, Tom Morgan said the lot would not be able to hold more parking without compromising the storm water treatment plan, so a parking ordinance waiver should be requested.

Alternate Board member, Cliff Abbott moved to approve the proposal by Tyco to construct a 30,720 square foot mezzanine at 120 Shattuck Way. Vice Chair, Mike Marconi seconded the motion and all members voted in favor.

D) Proposal by Newington Board of Selectmen to construct a **recreational facility at Fox Point**

Board Chair, Denis Hebert pointed out that RSA: 674:54 says a governing body has to submit building plans with specifications and drawings to their planning board before proceeding.

Board member, Jack Pare suggested a cost friendly rectangle with hip ends, a cupola and shingles to match the aesthetics of the carriage house instead of an octagon shaped pavilion.

Chair Hebert said a large meeting place would be needed for public comments before presenting to the Board of Selectmen.

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- 2) Vice Chair, Mike Marconi moved to approve the **Minutes** of February 28, 2011.  
Board member, Patty Borkland seconded and all members voted in favor.

**Adjournment:** Alternate Board member, Cliff Abbot motioned to adjourn, Cosmos locovozzi seconded, and all were in favor and meeting adjourned at 7:50 pm.

**Next Meeting:** Monday, April 11, 2011

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