

Town of Newington, NH

PLANNING BOARD

Meeting Minutes, Monday, April 11, 2011

Call to Order: Chair Denis Hebert called the April 11, 2011 meeting at 6:30 PM.

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

Public Guests: Michael Meridee, President and Rich Davisson, Chairman and Clerk of Sponge-Jet, Inc.
Ken & Laura Peterson, 408 Newington Road

1) Public Hearings:

A) Proposal by **Sponge-Jet, Inc.** to establish a manufacturing operation at 14 Paterson Lane, Tax Map 19, Lot 8.

Rich Davisson and Michael Meridee of Sponge-Jet, Inc presented plans to the board, and discussion ensued with questions regarding anticipated number of employees and deliveries, parking, fire access, sprinkling systems, and wireless alarms.

Town Planner, Tom Morgan advised the board that because they would be moving in and not making any changes to an existing building, the Board could make a motion to approve the plans contingent on receipt of approval by the Fire Chief, and license engineer stamped drawings.

Board Chair, Denis Hebert closed the public hearing, and Board member, Jack Pare motioned that submission of the plans for 14 Patterson Lane, Tax Map 19, Lot 8 are substantially complete. Cliff Abbott seconded the motion, and all members were in favor. Jack Pare then moved to approve the change of use by Sponge-Jet, Inc. with the condition that stamped drawings be provided for the Planning Board Chair's signature, along with a letter of approval by the Fire Chief. Peggy Lamson seconded, and the Board approved the motion unanimously.

B) Proposal by Ken & Laura Peterson to Erect an **Indoor Equestrian Riding Ring** at 408 Newington Road, Tax Map 51, Lot 15

The Peterson's arrived with photos of a sample indoor riding ring similar to the one they are proposing to enable Laura to continue her therapeutic riding during inclement weather, especially Fall to Spring, as currently her riding therapy is only possible during the warmer months, which is especially disruptive for her autistic clients, as well as training of the horses as gentle riders.

Board Chair Hebert inquired about the handling of manure and nitrogen runoff, and the Peterson's said they had attended a waste management workshop at UNH and practice Best Management Practices of composting, and using to fertilize their rotated grazing paddocks.

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Chair Hebert asked what kind of lighting they would use, and Mr. Peterson said in addition to the indoor lighting, they would only be putting up a couple of poles along the access drive, and installing conduit and fiber optics for possible use in the future if needed. Hebert reminded them of local ordinances that specify that lighting be limited and directed on use areas only.

Town Planner, Tom Morgan said letters went out to neighbors, and no objections had been raised.

Board member, Patty Borkland moved to accept the proposal by Ken and Laura Peterson to build an indoor riding rink on their 408 Newington Road property, Tax Map 51, Lot 15 as presented contingent upon receipt of approval of DES for their Minimum Impact application, a letter from the Fire Chief, and a license engineer stamped drawing for final signature. Mike Marconi seconded the motion. Chair Hebert said there was a full forum and asked Alternate member, Peggy Lamson to abstain from voting, and the motion was then passed with all members in favor.

2) Elections

Board member, Patty Borkland moved to re-elect Denis Hebert as Chair for the Newington Planning Board for the ensuing year of 2011-2012. Alternate member, Cliff Abbott seconded, and all members were in favor.

Chair Hebert asked Board member, Cosmos Iocavazzi if Town Administrator, Beatrice Marconi had sent a letter out to the Board of Selectmen regarding other openings on the Board. Mr. Iocavazzi said he believed it had, but would follow up.

3) Minutes

Mike Marconi moved to approve the Minutes for the March 14, 2011 Meeting with changes as discussed. Peggy Lamson recused herself, as she did not attend the last meeting. Patty Borkland seconded, and the motion passed unanimously.

4) Correspondence and Announcements

Town Planner, Tom Morgan shared notices received, including a letter from the Department of Transportation (DOT) that they were interested in purchasing a sliver of Town owned land by the Fox Run Mall for their Spaulding Expansion project; that the Zoning Board of Adjustment had approved a proposal by Regal Cinemas for new lighting; and the sale of the Granite State Mineral (GSM) property on Gosling Road to PSNH.

Mr. Morgan also announced that there is a Planning and Zoning Conference scheduled on Saturday, June 11, 2011. Chair Hebert also encouraged Board members to attend if they were interested and said they could be reimbursed for mileage from the budget.

Chair Hebert also announced that there are two openings for Board members to serve on the Zoning Board of Adjustments, which meet six times per year. Hebert recommended all Planning Board members take a turn serving.

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5) Road Standards

Board Chair Hebert recommended scheduling a work session for Road Standards during the next meeting. Alternate Board member, Peggy Lamson requested Town Engineering Consultant, Eric Weintraub with Altus Engineering attend the meeting. Board member, Jack Pare agreed that an engineering consultant would be valuable to provide values, considering existing DOT standards do not address the heavier clay soil conditions in the Seacoast area, but that it wouldn't be necessary to pay an engineer to "wordsmith" of the document.

Adjournment: Cosmos locavazzi motioned to adjourn, Denis Hebert seconded, and all were in favor and meeting adjourned at 7:45 pm

Next Meeting: Monday, May 9, 2011
Road Standards Work Session, May 16 or 23 (TBA), 2011.

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