

# Town of Newington, NH

## PLANNING BOARD

Meeting Minutes – May 23, 2011

**Call to Order:** Chair Denis Hebert called the May 23, 2011 meeting at 6:34 PM.

**Present:** Mike Marconi, Vice Chair; Jack Pare; Alternate Members, Clifford Abbott (arrived at 7:10 p.m.); and Peggy Lamson; Jane Kendall, Recorder; and Thomas Morgan, Town Planner

**Absent:** Patty Borkland; Irving Beebe; and Cosmas Iocovazzi

**Public Guests:** Rich Davisson, Sponge-Jet, Inc  
Eric Weintraub, Altus Engineering Consultant

### 1) Proposed Building Changes to **Sponge-Jet, Inc** Property on Patterson Lane

Rich Davisson with Sponge-Jet, Inc. came before the board to present a drawing showing proposed changes to the façade, reducing six loading dock doors to four of the business property on Patterson Lane. Chair, Denis Hebert said the inside layout had not been seen by the board, and had been referred to the Fire Chief. Davisson said the Town Fire Chief advised them that they would need to add fire sprinklers, fire access in the back, as well as an additional egress, but that he would not make a decision until he saw drawings.

Discussion ensued whether another Public Hearing would be warranted, and Board member, Jack Pare pointed out that the original hearing was for a “change of use” but they are now proposing structural modifications. Town Planner, Tom Morgan pointed out that a public hearing would not establish or enforce fire codes, and that the fire chief would apply national fire safety codes. Morgan recommended that Davisson email drawings of the proposed changes.

Jack Pare moved that additional changes to the Sponge-Jet, Inc. property on Patterson Lane, which was previously approved by the Board, be presented to the Board Chair, who will oversee a subcommittee for the project with the Town Fire Chief. Alternate Board member, Peggy Lamson seconded the motion, and all were in favor.

### 2) Pending Business: **Road Standards**

Engineering Consultant, Eric Weintraub with Altus Engineering joined in discussions at the Board’s invitation to for technical advise and recommendations in revising the Town Road Standards.

Eric said he feels strongly that the current construction standards are weak and need to be improved, and that design standards such as curb slopes, thickness & width are fine and need to be separated from the construction standards. Mr. Weintraub also said that it is important to create construction checks and balances to oversee construction projects to prevent “gold standard design and tin standard construction”. Weintraub also recommended revision of the materials and testing done on site, noting

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that whatever the Planning Board approves is legally binding so long as the designer is also on site during construction.

Weintraub noted that building permits and certificates of occupancy vary from town to town. Weintraub asked that 80% of the development be built to allow the top layer of pavement to bind and settle before allowing traffic use. Town Planner, Tom Morgan said developers provide the Town with a security bond before the town will let them build. Plowing, trash and bus pickup may or may not be approved by the Board of Selectmen.

Tom Morgan recommended that Weintraub also delete redundancies in the design plans. The Board then requested that Weintraub review line items on "Morgan's Notes 6" which reflected the Board's discussion during their February meeting.

Chair, Denis Hebert suggested there be a statement that the Road Standards should confirm with the latest revision date, should one or the other change over time. Weintraub said the design criteria say it should confirm with construction standards.

Chair Hebert and Tom Morgan asked Weintraub to review the driveway standards as well. Weintraub asked about the current process of getting a driveway permit. Hebert said an applicant must go to the Planning Board instead of the Road Agent, and that the Board has the right to waive standards.

### **3) Appointments**

An announcement was made that Board member, Irv Beebe had sent in his letter of resignation due to health issues. Chair, Denis Hebert said that would open up another position for his replacement. Town Planner, Tom Morgan recommended that the Board of Selectmen be asked to send out another notice regarding the opening.

After some discussion and soliciting volunteers, Alternate Board member, Peggy Lamson moved to recommend the appointment of Planning Board Vice Chair, Mike Marconi as the Planning Board's representative to the Zoning Board of Adjustment. Board member, Jack Pare seconded the recommendation, and all members were in favor.

Peggy Lamson then moved to recommend the appointment of Board member, Jack Pare as an alternate Board representative to the ZBA. Mike Marconi seconded, and all members were in favor.

In follow-up to previous discussion, and an inquiry with former Board member, Chris Cross, Mike Marconi moved to recommend to the Board of Selectmen, the nomination of Chris Cross as Town representative to the Rockingham County Commission. Peggy Lamson seconded and all members were in favor.

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### **4) Other Business**

Town Planner, Tom Morgan reported back to the Board in response to an inquiry as to whether an applicant has the right to go to the Zoning Board of Adjustment before going to the Planner Board. Morgan said a precedence had been set with Emery vs. the Town of Newington, which interpreted the law by saying an application had to be rejected by one Board before going to the ZBA for relief. Board member, Mike Marconi also pointed out that the ZBA has to go over and follow the “Five Criteria” to determine if an applicant is in compliance.

### **Minutes**

Peggy Lamson moved to accept the Minutes of May 9, 2011 with corrections as discussed. Cliff Abbott seconded, and all were in favor.

**Adjournment:** Cliff Abbott motioned to adjourn. Peggy Lamson seconded, and all were in favor and meeting adjourned at 8:25 pm

**Next Meeting:** Monday, June 13, 2011

**Respectfully**

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