

# Town of Newington, NH

## PLANNING BOARD

Meeting Minutes – June 13, 2011

**Call to Order:** Chair Denis Hebert called the June 13, 2011 meeting at 6:31 PM.

**Planning Board Members Present:** Mike Marconi, Vice Chair; Patty Borkland; Bernie Christopher; Jack Pare; Alternate Members, Clifford Abbott and Peggy Lamson; Jane Kendall, Recorder; and Thomas Morgan, Town Planner

**Absent:** Cosmas Iocovazzi

**Zoning Board Members:** Matt Morton, Chair; Ted Connors; Ralph Estes; John Frink; Steve Prefontaine; and Planning Board Rep, Mike Marconi

**Public Guests:** Curt Rigger, GP Gypsum Interim Plant Manager; Jose Valdez, Plant Engineer; Dave Deutsch, Project Engineer; John Cooper, Project Manager; and Phil Corbet, CMA Project Mgr; Attorney, Bernard Pelech, representing ReStore; Doug Willy, ReStore Manager; Tom Bobertte, Habitat for Humanity; Rick Lundborn, Engineer for Norway Associates;

### 1) Public Hearing:

Planning Board Chair, Denis Hebert opened the public hearing for a proposal by GP Gypsum's to expand their wallboard facility at 170 Shattuck Way, Tax Map 20, Lot 2 by 8,775 square feet in order to store fluidized gas desulfurization (FGD) gypsum. The applicants were also seeking a variance from Articles VI & XIII of the Zoning Ordinance in order to expand a non-conforming structure. Chair Hebert temporarily adjourned the Planning Board meeting at 6:34 p.m. until the Zoning Board of Adjustment were able to reach their findings.

The Board reconvened at 7:14 p.m. after the ZBA adjourned. Chair Hebert invited GP Gypsum to continue with their presentation. CMA Project Manager, Phil Corbet reviewed the site plan, showing where the materials would be loaded into a hopper. Corbet said the number of delivery trucks would average about one an hour, totaling 75 per day, with 19 being the FGD, synthetic gypsum. Though the natural gypsum deliveries are 24 hours a day, the FGA would only be delivered 10-12 hours a day.

Chair Hebert asked what would be done to prevent the transported material from becoming airborne, and GP Gypsum Interim Plant Manager, Curt Rigger said they would monitor the deliveries and do road sweeping a couple of times a week and whenever necessary. Rigger also said their intention was just to patch and resurface the area they would be using, but not to do expand or do a full overlay of the whole road. Chair Hebert said Shattuck Way is the Town's concern, but Shaftmaster Drive is their private drive, though they do need to be concerned with safety. Town Planner,

# Town of Newington, NH

## PLANNING BOARD

Meeting Minutes – June 13, 2011

Tom Morgan pointed out that Shaftmaster Drive is a private road that has worked for 30-40 years without town involvement.

Board member, Patty Borkland asked what happens if the material get wet. Rigger and Plant Engineer, Jose Valdez said the material would be under cover and wouldn't get very wet, but it would be okay if it did. They said the material that is trucked in has a consistency like wet beach sand, which helps when it is transported.

Mr. Rigger said they were only proposing interior lighting in the structure, and no additional exterior lighting except for one streetlight for the keypad entry site. He also said there would be a staging area for any trucks that might get backed up. There would also be limited access, which would reduce storm water runoff. They would be using a sand filter system in accordance to DES criteria.

Chair Hebert referred to a letter from the Town Fire Chief and asked if any reference to fire retention had been made. Rigger said the material is not combustible, but they do have a Knox Box. Hebert said his concern was more for vehicles that might catch fire, and asked that the applicant be sure to come back to the Planning Board if the engineers or Fire Chief find any problems. Hebert then closed the Public Session.

Board member, Mike Marconi moved to accept the applicant, GP Gypsum's plan to expand their facility as substantially complete. Peggy Lamson seconded, Cliff Abbot abstained, and all others voted in favor.

Board member, Jack Pare moved that the board approve of GP Gypsum's proposal to expand their facility, contingent on the Fire Chief and Building Inspector's approval, and that the applicant would return to the board if any issues were brought up. Cliff Abbott seconded, and all were in favor.

**2) New Business:** Proposal by ReStore to convert the roller skating rink into a store selling building materials, appliances and furniture at 29 Fox Run Road, Tax Map 19, Lot 20.

Attorney Bernard Pelech introduced the proposal of ReStore to move from their existing location in Dover. Engineer, Rick Lundorn with Norway Associates said they were proposing to remove some of the existing pavement, and add some new pavement to facilitate donation deliveries. Board member, Jack Pare asked if there were any opportunity to decrease the impervious pavement in the area, and Lundorn said probably not in this case as it is easier to do exterior cuts than interior cuts.

Board member, Mike Marconi asked what is the current customer volume in the Dover store. Store manager, Doug Willy said it can be 50 customers a day, but they're not in a very visible area, and hoping for increased volume by moving onto Woodbury Ave.

Chair Hebert asked if they would be leasing or purchasing, and what the long-term plans would be. Tom Bobertte said they have a ten-year leasing agreement, but have first rights to buy which is their long-term goal.

Alternate Board member, Peggy Lamson asked what the hours would be and Bobertte said their hours would be 9 a.m. to 5 p.m., Monday thru Saturday, but may consider staying open later one evening a week.

Town Planner, Tom Morgan said the next step would be to notify abutters.

# Town of Newington, NH

## PLANNING BOARD

Meeting Minutes – June 13, 2011

Mike Marconi motioned to go to Public Hearing for ReStore's proposed plan during the next meeting on Monday, July 11, 2011. Peggy Lamson seconded, and all were in favor.

### **Appointments**

Board Chair, Denis Hebert introduced newly appointed Board member, Bernie Christopher who would be filling Irv Beebe's vacated seat. Chair Hebert announced that there are still two slots that remain open.

### **Minutes**

Mike Marconi motion to accept the minutes of May 23, 2011. Patty Borkland recused herself due to her previous absence. Peggy Lamson seconded and all were in favor.

**Adjournment:** Peggy Lamson motioned to adjourn, and Patty Borkland seconded. All were in favor and meeting adjourned at 8:40 pm

**Next Meeting:** Monday, June 27, 2011

**Respectfully**

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