

# Town of Newington, NH

## PLANNING BOARD

Meeting Minutes – September 19, 2011

**Call to Order:** Chair Denis Hebert called the September 19, 2011 meeting at 6:30 PM.

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

**Absent:** Cosmas Iocovazzi and Alternate Member, Clifford Abbott

**Public Guests:** Laura Games, Project Siting & Permitting, PSNH;  
Roger Elkus, Owner of Me and Ollie's;  
Konstantin Routeski, 1 Swan Island Property Owner;  
Paul Thibodeau, Agent for Property Owner Konstantin Routeski;  
Peter Walsh with Tyco

### **1) Replacement of Insulators on PSNH Transmission Towers**

PSNH Project Siting and Permitting Specialist, Laura Games came before the Board to discuss the replacement of insulators and dampeners on the transmission towers spanning the Piscataqua River, as well as using the newly purchased Gosling Road property between the Newington and Schiller Stations for the temporary storage of insulators and dampeners, helicopter fuel and landing of the helicopter used over a period of two weeks between October 15-28, 2012. After a period of inquiry and discussion, Vice Chair, Mike Marconi motioned to take no jurisdiction in the matter. Board member, Bernie Christopher seconded the motion, and all were in favor.

### **2) Request for Building Permit Extension for “Me and Ollie’s” Restaurant at the Crossing at Fox Run**

After receiving management approval from the Crossings at Fox Run, “Me and Ollie’s” restaurant owner, Roger Elkus came before the Board requesting an extension to the building permit for one year from this evening, with an anticipated opening date of December 1. A brief discussion ensued, and Alternate Board member, Peggy Lamson moved to extend the time limit for “Me and Ollie’s” to one year from this evening. Board member, Patty Borkland seconded, and all were in favor.

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### **3) Driveway Permit Application** by Konstantin Routeski for land adjacent to Swan Island Lane, Tax Map 53, Lot 15.

Konstantin Routeski, property owner of 1 Swan Island, and his Agent, Paul Thibodeau, came before the Board with an application for a curb cut to Mr. Routeski's property. Members of the Board inquired if the property owner intended to subdivide, and were told there were no plans to subdivide at this time. Town Planner, Tom Morgan pointed out that a driveway would need to be placed carefully to allow enough frontage for both parcels if there were any intentions of subdividing in the future. Morgan also said that a driveway would need to be constructed so that drainage doesn't flow onto the right of way or other driveway.

Board Chair, Denis Hebert advised the applicant that the 50 foot right of way belongs to the Town of Newington, but the Town doesn't own utilities such as the water line, and the applicant would need to work with the City of Portsmouth Water Department if an upgrade is needed.

Board member, Bernie Christopher moved to accept a curb cut on Konstantin Routeski's property, Tax Map 53, Lot 15 with the stipulation that the driveway be constructed so that drainage does not impair the right of way. Patty Borkland seconded the motion, and all were in favor.

### **4) Public Hearings:**

A) Proposal by **Tyco to construct a 33' by 8' addition** to its manufacturing facility at 100 Piscataqua Drive, Tax Map 27, Lot 1.

Pete Walsh from Tyco came before the board with a proposal to build an addition for a cooling unit to make cold water to simulate under water conditions for manufacturing testing. After a brief discussion and inquiries, Board member, Jack Pare moved to accept the 33' by 8' addition for a chiller in their manufacturing plant at 100 Piscataqua Drive, Tax Map 27, Lot 1. Mike Marconi seconded, and all were in favor.

### **B) Proposal to Amend Parking Provision in Section 18 of Site Plan Review Regulations**

The Board reviewed and discussed the proposal amendments to parking provisions such as site reviews, parking adequacy, and concerns with on road parking if parking is not adequate for any businesses that host periodic events, such as recreational facilities. Town Planner, Tom Morgan recommended posting "No Parking" signs along Gosling Road.

Chair Denis Hebert moved to continue the Public Hearing to the next meeting scheduled on Thursday, October 17, 2011 after obtaining legal counsel regarding the legitimacy of minimum parking regulation changes. Mike Marconi seconded, and all were in favor.

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### **5) Land Use Policies:**

#### **A) Limiting Duration of Building Permits**

A brief discussion on the International Building Code was reviewed, noting that the Town of Newington follows the code, and will make available to any residents that have questions, as well as noting that it is under the Board of Selectmen and Code Enforcement jurisdiction, not the Planning Board. Board member, Bernie Christopher recused himself from the discussion.

#### **B) Pavement Setbacks**

After a brief discussion, it was decided that pavement setbacks and frontage would need to be reviewed by the Board on a case-by-case basis. Chair Hebert asked Tom Morgan to put the subject in writing, and continue the discussion in a Public Hearing to be scheduled on Thursday, October, 17, 2011.

### **6) Correspondence:**

1) Tom Morgan presented Coast Transportation's September 13, 2011 corrected payment request for public transportation for 2010 as agreed.

2) Mr. Morgan announced upcoming Law Lecture Series to be held in Newington this year, and encouraged any members of the Board interested to email him with their request.

3) Morgan also announced the September 13, 2011 letter from the Board of Selectmen to the Planning Board and Conservation Commission requesting recommendations from each to be followed by two public hearings regarding the sale of Town land for a D.O.T. easement along Woodbury Ave. and Old Dover Roads in conjunction to the Spaulding Turnpike Expansion project. After a brief discussion regarding problems with asphalt vs. concrete sidewalk proposals, problems with maintenance and noise, Board Chair, Denis Hebert recommended that noise mitigation for the removal of the ledge wall, and that D.O.T. notify abutters and go ahead with the Public Hearings.

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### **7) Pending Business:** deRochemont House Utilities

Discussion of the “temporary” power pole ensued, noting that Unitil has never heard from the applicant who claimed the underground conduits were too small to connect. Board member, Jack Pare said he believed Comcast used one of the conduits to run their cable, and so there now is only one available. Chair Hebert said those conduits are only supposed to be used for power cables, and ConEd was supposed to take care of the problem, but still hasn’t leaving the tenants of the deRochemont House in the middle.

**Minutes:** Mike Marconi motioned to approve the Planning Board Minutes of August 8, 2011. Patty Borkland seconded the motion, and all members voted in favor.

**Adjournment:** Mike Marconi motioned to adjourn, Bernie Christopher seconded, and all were in favor. Meeting adjourned at 8:15 PM

**Next Meeting:** Monday, October 17, 2011

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