

Newington Planning Board

MINUTES 3/13/23

Attendees: Denis Hebert, Chairman, Peter Welch, Jim Weiner, Russ Cooke, Ben Johnson, Rick Stern, Alternate, Bob Blonigen, Selectmen's Representative, John Krebs, Planner / Recorder.

Also in Attendance: Bill Gregsak, PE, Gregsak & Sons & John Bernier, Bernier Corp.

Chairman Hebert opened the meeting at 6:05 with the Pledge of Allegiance.

Wilcox Industries, Preliminary Consultation. Bill Gregsak and John Bernier distributed preliminary plans to the Board and introduced the project.

Weiner asked Krebs to explain why Wilcox Industries was appearing before the Board for a Preliminary Consultation and to provide background on the proposal. Krebs explained the project which will include a lot consolidation and a Site Plan for parking, building additions and new buildings.

Bill Gregsak further explained the Plans to the Board.

Welch asked about security fencing around the perimeter of the lot, and Bernier confirmed that the existing security fence style would be extended around the lot, as is was a requirement of the Department of Defense.

Hebert asked about the building and parking area on the new lot and how parking would be dealt with during the construction of the addition on the existing building. Bernier stated that the employees would park on the new lot temporarily. Hebert asked about constructing a queuing lane from Woodbury Avenue along Piscataqua Road into the site. Hebert also asked if the existing easements crossing the property could be relocated to a better location. Bernier and Gregsak said it was probably not possible.

Weiner asked the applicant about landscaping around the site, Krebs stated that the property is beautifully landscaped and was confident that the proposal would include robust plantings.

Hebert asked what the size of the new building would be, Gregsak replied that it would likely be 4 stories and +-100,000 s.f.

Krebs and Hebert discussed how the process would work, timing and how the excess land associated with the Rights-of-Way for Woodbury Ave, and Piscataqua Road could be transferred to Wilcox, if the Board of Selectmen agreed to transfer ownership.

Krebs suggested that it was premature to be talking about a queuing lane until a traffic study was complete or the Town Engineer reviewed the site and access conditions.

The preliminary consultation ended.

Discussion regarding the Housing Chapter of the Master Plan.

Hebert stated that the intent of the amendments to the Master Plan Chapter were to update data and language since the Master Plan was adopted two years ago.

Krebs pointed out a few minor comments of the Draft.

There was a brief discussion and the Board moved the Draft to a Public Hearing on 4/10/23.

Weiner asked the Board if he could raise several issues regarding Board procedures. Weiner would like Krebs to update the Board monthly on what is happening with potential applicants that the Board should be aware of. Krebs stated that he would share any information that he felt was appropriate for public discussion.

Stern moved to enter non-public session in accordance with §NH RSA 91-A:3.II.C., seconded by Blonigen to discuss a personnel issue. Hebert took a roll call vote which was unanimous. Stern moved, Welch seconded a motion to leave the non-public session and to seal the minutes for 30 years. Hebert took a roll call vote which passed unanimously.

Review of 2/13/23 Minutes. Welch moved, Johnson seconded a motion to approve the minutes as written. The motion passed unanimously.

Hebert informed the Board that a committee was being formed to study the Stone School and that he and Krebs had agreed to serve on the committee. Stern stated he would also like to be on the committee.

Welch moved to adjourn, seconded by Weiner, the motion passed unanimously.

John Krebs, Recorder