

Town of Newington
Technical Review Committee (TRC) Meeting Notes
June 27, 2019

Attendees

Gerald Coogan, Town Planner
Dennis Messier, NWWTP
Kevin Kelley, Building Inspector
E. J. Hoyt, Assistant Chief, NFD
Mike Sullivan, NPD
Eric Weinrieb, PE, Altus
Steve Smith, Key Point Partners, LLC
Stephen Glowacki, PM, R. J. O'Connell
Corey Mason, Engineer, R. J. O'Connell
Rachell Cormier, Sr. Property Manager, Key Point Partners
Alex Ross, PE, Ross Engineering
Bill Marple, property owner / applicant, 117 Gosling Road

Aldis's Site Plan:

As a result of PB comments and the TRC meeting, R. J. O'Connell will provide the following:

- A revised site plan configuration to increase open space, reduce surplus parking, , and add pedestrian connectivity.
- a relocated right-in to reduce traffic in front of the ALDI entrance and negate the need for a raised pedestrian crossing at ALDI's entrance.
- a revised edge of pavement to the rear of IHOP to remove the pavement encroachment on the neighboring property.
- a revised Fire Truck Turning Plan incorporating the new fire truck specification with the extended basket.
- revised future grease trap connection with clean out
- signage at the temporary curb cut on the Demolition and Erosion control Plan to help control left hand turns from the temporary lot.
- an added dumpster enclosure with gate
- an added guard rail along the north edge of the access road
- revised Notes to include the prohibition of outdoor sales and storage

The engineer also will prepare:

- The revised site lighting photometrics. Our lighting engineer will revise the Site Lighting Plan per the standards but is out of the office until next Monday.
- The revised Stormwater Report with the upstream and tailwater analyses.

NFD will e mail fire truck specs to the engineer and they will verify the turning radius.

Altus comments:

- Temporary access to IHOP – Altus has concerns re: vehicular safety issues; they could find a better way
- Fence during demo
- Replace trunk line
- Turning templates
- Revised drainage study – not rec'd
- Snow storage to be shown
- Enclosed dumpster
- No outdoor storage
- NH DES has a 48 day backlog for review of an AoT permit application; if an AoT application was submitted today, the review would start about August 25th.

NWWTP – can handle flowage, which will be less than Bugaboo Creek

117 Gosling Road Site Plan:

No impact to the NWWTP. Improved access and a better defined easement. Need a MoU regarding use of the easement; discussion of KIA's use of the easement.

Issues discussed:

- Parking spaces, 36, may need to be shifted; 20 foot easement; parking spaces do not seem to create a problem.
- Enhanced site improvements; building built as a Sears facility; transition
- Dumpster – may need additional dumpsters; need Eversource approval for location as depicted on the plan
- Sanitary ejector pump – replacement of structure with H-20 wheel structure; engineer to add plan note
- Retaining wall – MoU with the abutter
- Easement – e mail from Atty. McEachern; suggested a new MoU between the NWWTP and Mr. Marple; can be a condition of approval
- NWWTP not concerned with vehicles coming to its site
- Wetlands mapped by M. Jacobs
- Stormwater can be handled at discharge.
- Temporary erosion control
- Altus will have additional notes tonight +

PB can approve site plan with conditions.