

# Town of Newington, New Hampshire

## PLANNING BOARD

Meeting Minutes, Monday, October 23, 2017

- Call to Order:** Chair Denis Hebert called the October 23, 2017 meeting at 6:00 p.m., followed by the pledge of allegiance.
- Present:** Chair Denis Hebert; Vice-Chair Christopher Cross; Board Members: Bernie Christopher; Jim Weiner; Alternate Members: Ken Latchaw; Rick Stern and Peter Welch; Board of Selectmen's Representative, Mike Marconi; Town Planner, Gerald Coogan and Jane Kendall, Recorder
- Public Guests:** Geno Marconi, Director of New Hampshire Port Authority; Newington Fire Chief, Andrew Head; Board of Selectmen, Ted Connors; Town Administrator, Martha Roy; Gail and Jack Pare; Mark Phillips; Building Inspector, Kevin Kelly; Ted Mooney; Dave Lancaster with Atco Lanair; Glen Greenwood, Assistant Director of Rockingham Planning Commission

1) **Special Presentation:** on the Port of New Hampshire by Geno Marconi, Director, New Hampshire Port Authority, a division of PDA

Geno Marconi, Director of New Hampshire Port Authority reviewed the background of the Port Authority, which contracts the administrative engineering, executive, financial, and legal services of Pease Development Authority since 2000. Mr. Marconi then presented an informative slide show for the Board and their guests that covered their responsibilities of management, maintenance, operation and maritime security of the State's only deep water general cargo marine terminal off Market Street, as well as responsibility in overseeing the commercial fishing pier at Pierce Island, Hampton and Rye Harbors.

Mr. Marconi reviewed the existing turning area for ships in the Piscataqua River and after the State did a cost benefit analysis, they settled on an area in Newington to elongate and widen the turning base. He stated that maintenance projects for dredging of the port were Federally funded and that New Hampshire projects were dependent on both State and Federal funds. He said the New Hampshire State Legislature had approved 7.6 million dollars for the State's share of the 24-million-dollar project that was authorized by Congress for the Water Resource Development Act, but still had not been

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funded. Mr. Marconi said he hoped the project could begin in November 2018 if Congress passed their budget, but it was a hard sell because 100% of the dredging projects were in Maine at this time even though a 2012 study showed that 2,000 of the 2,300 plus regional jobs were in New Hampshire with an estimate of 156 million dollars of wages and benefits as well as generating 25 million dollars in State and local taxes.

Mr. Marconi also discussed the safety improvements in ship navigation because of the new Sarah Long Bridge.

Board of Selectmen's Representative, Mike Marconi asked what role Newington's waterfront played in New Hampshire. Town Planner, Gerald Coogan replied that 80% of the ships that went under the Sarah Long Bridge were heading to Newington's waterfront with bulk materials and 85% of New Hampshire's heating fuel.

Chair Hebert stated that there was a concern for the future development along Newington's waterfront since Eversource's property was up for sale.

Mr. Coogan agreed that it was important to protect and develop Newington's waterfront considering that 80% of consumable goods were transported over the ocean. He said he was not unsympathetic to residential needs, but the public didn't always understand the importance of avoiding urban encroachment and protecting the economic benefits of a port terminal. Mr. Marconi noted that there was a long list of potential uses for ports on the PDA website.

Michael Marconi asked if anyone from Newington was on the Port Authority committee. Geno Marconi replied that Skip Link used to be until they merged with the PDA. He added that the Mayor of Portsmouth designated representatives from the maritime industry who were appointed by the Governor.

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Town Administrator, Martha Roy introduced the Board to the new building inspector, Kevin Kelly who had previously been the building inspector from Epping and Hampton Falls. Chair Hebert invited Mr. Kelly to work with Mr. Coogan.

**II) Informal Consultation:** Replacing tenancy of Mail Force, Inc. with Atco Lanair Co at Mooney building located at 436 Shattuck Way.

Ted Mooney with E.F. Mooney Associates stated that Mail Force had leased space in his building since 1993, but recently moved to a smaller location in North Hampton.

Mr. Mooney stated that Atco Lanair that manufactured airplane parts at their location at 521 Shattuck Way was interested in leasing the space for a satellite location.

Chair Hebert commented that the expansion of their business sounded good, but Mooney's other tenant, Stoneface Brewing had parking issues and so he was concerned how the interface of another business would be. Dave Lancaster with Atco Lanair replied that they would only have two to three cars on location during business hours.

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Vice-Chair Cross asked if there would be any hazardous materials at the location and Mr. Lancaster replied that they made compression molding products made of silicone that was not flammable.

*Mike Marconi moved not to take any action and defer approval of the tenancy of Atco Lanair Co. at the E.F. Mooney Associates building located at 436 Shattuck Way to the Newington Fire Chief. Bernie Christopher seconded the motion and all were in favor.*

Chair Hebert asked that Mr. Lancaster follow-up with the building inspector as well.

### III) Other Business:

#### A) Master Plan Update:

The Board continued discussions on the best approaches for Phase I of the Master Plan revisions with Glen Greenwood, Assistant Director of Rockingham Planning Commission. They also discussed budgetary needs for continuing work in 2018.

Vice-Chair Cross reminded the Board that the first public session on the Master Plan would be held on Wednesday, October 25, 2017 6:30 p.m. and would then break into smaller groups at 7 p.m. He noted that the Langdon Library was holding their 125-year celebration on the same night at 5:30 p.m. so he was concerned that attendance might be a problem.

Vice-Chair Cross commented that the future for retail and the malls in the Commercial Zone, pressures to develop workforce housing and the Waterfront Zone, the sewer system expansion and traffic expansion would be discussed at the public sessions.

Mr. Greenwood informed the Board that only thirteen people responded to the online survey. Mr. Greenwood said they needed at least a 10% response from the survey and public information sessions for a good representation of public opinion. Chair Hebert commented that there was an 80% response to the survey that was mailed out in 2006. Mr. Coogan suggested that the low response could be that there were no current controversies. Mr. Greenwood replied that could be an element.

Board member, Bernie Christopher agreed with Mr. Coogan that people often didn't care unless they were upset with something that affected them directly and that he wanted to go on record that he was not please that there had been a lapse in follow-up and enforcement of conditional approvals since the former building inspector left. Chair Hebert commented that issues like this were a good reason for Board members to make suggestions for revisions to the Ordinance as well.

Board member, Ken Latchaw commented that many residents got caught up in their busy lives and despite best intentions they wouldn't remember to go online to take

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the survey if they knew about it. He suggested that mailing a physical copy of the survey could make it easier for people to post a reminder to themselves. Vice-Chair Cross replied that he left a stack at the Langdon Library and he also handed out copies to people that visited the Transfer Station one Saturday.

### **B) 2018 Zoning Amendments**

#### **1) Amendment #1: Article II, Definitions Section 2 – List of Definitions, Building Height**

Mr. Latchaw expressed concern that the proposed amendment would make everything more complicated. He suggested that the Board look at other communities height restrictions and discuss the new height proposal further.

Chair Hebert agreed that simpler was often better, but former Board member, Jack Pare suggested that they could avoid issues when one person built in a hollow and another built on a mound. He added that the Board needed to consider what was best for Newington.

Chair Hebert commented that an abutter recently expressed concern that a recently built home on Nimble Hill Road would shed onto their property. He said the home was built on an existing lot, not a new subdivision, and the lot was built up, which could cause more runoff. Mr. Latchaw replied that the Town engineering consultant had reviewed the plan and every inspection had been approved.

Mr. Stern commented that although it was not a redevelopment and not a new subdivision, but the Ordinance still stated that water couldn't be diverted onto someone else's property. Chair Hebert agreed and added that it was important that the building inspector receive guidance before granting a permit. Mr. Latchaw agreed, but said they should see how this redevelopment met the final inspection before they drew a conclusion.

#### **2) Amendment #2: NZO Article III, Zoning Districts Section 6 – Waterfront and Industrial District**

A brief discussion ensued regarding uses for the Waterfront-Industrial Zone and avoiding heavily populated mixed uses near the zone.

Mr. Marconi said it would be good to get some representation from the town on harbor and Chair Hebert agreed.

### **C) Correspondence and Status Reports: by Town Planner**

Mr. Coogan updated the Board on the status of application and projects in town.

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**D) Additional Discussions:**

Mr. Marconi informed the Board that he and fellow Selectmen, Ted Connors attended a Water Commission meeting in Concord the previous week and that there would be another meeting held in Newington on November 13, 2017.

Board members continued to discuss how they might avoid violations of conditional approvals and building deadlines.

**Minutes:** *Mike Marconi moved to approve the Minutes for the September 25, 2017 meeting. Bernie Christopher seconded, and all were in favor.*

**Adjournment:** *Mike Marconi moved to adjourn the meeting. Rick Stern seconded the motion and the meeting adjourned at 9:05 p.m.*

**Next Meeting:** Monday, November 13, 2017

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

*These Minutes were approved and adopted at the November 13, 2017 Planning Board Meeting.*