

Town of Newington (TON), NH
Technical Review Committee¹ Meeting Notes
Thursday, August 3, 2017 Town Hall

Present:

Town of Newington: Town Planner Gerald Coogan, Police Chief Michael Bilodeau, Building Inspector John Stowell, Altus Engineering Eric Weinrieb, P.E., Road Agent Leonard Thomas and Eleanor Boy, Recorder.

Keypoint Partners:

Key Point Partners Alicia Busconi, RJ O'Connell Steve Glowacki, Construction Manager Steve Smith, Coastal Construction David Saurette, Dean Associates Architects Jim Dean,

G. Coogan called the meeting to order at 2:00pm.

Proposal by SBAF Running Fox, (C/O Keypoint Partners, LLC) to demolish the former Sullivan Tire Building and to construct a PetSmart Facility at 45 Gosling Road Tax Map 34, Lot 3.

1. Natural Features Preservation:

Manmade wetland area. Mark West, CWS, agreed that the wetlands between the highway and the proposed building are manmade and not considered a "wetland" for setback purposes.

2. Streets and Access:

No change for ring road, same path of travel for trucks.

3. Off-Site Improvements:

None required.

4. Sidewalks:

To be added in front to provide access to Kohls.

5. Storm Water Management:

Surface water from loading area will be captured and sent to a catch basin (CB) for treatment. It will be a closed drainage system. The owner will submit an annual report to the TON describing how the CBs have been cleaned out and properly managed.

6. Erosion and Sediment Control:

The driveway to the site is not long. Erosion control barriers will be installed to prevent run off during construction. There will be two (2) controlled access

¹ The Technical Review Committee (TRC) consists of Town employees and agents who review plans and provide comments to the applicant and Planning Board; the *TRC is advisory only* and takes no votes and meets when necessary.

points to the site. KPP will have a sweeper to control and remove sediment. There will be a Construction Superintendent on site and 24-hour contact person.

7. Fire Protection:

Relocate hydrant – fire protection for building, no dead end, 3 sides access by truck access on foot for 4th side. A temporary Knox box will be installed. Make sure Fire Department knows where it is. Full sprinkler system for the one-story building, no mezzanines. No animals for sale on site. The FC requests a full sprinkler and fire alarm system.

8. Water Supply:

Portsmouth City Water will provide water service off of same water line as Sullivan Tire.

9. Sewer/Septic Disposal:

Applicant will contact Newington WWTP. There will be a small lift station, the same size bathrooms and fixtures. Denis Messier stated that the NWWTP has plenty of capacity.

10. Off-street Parking and Loading:

A maximum of 2,557 parking spaces is required for entire Crossing's site. Pet Smart needs between 57-68 spaces, 35 are next to the PetSmart building and there are more by Kohls. Eric W feels a waiver may be needed for the site plan because the new application provides more parking spaces than required.

11. Non-Municipal Utilities:

Electric – rear building transformer in back of Kohls.

12. Signage:

Direction signs, stop sign, pedestrian crossing, main sign will be over the front door – maybe one toward parking area; a variance will be needed the planned murals (considered a sign) on the side of the building facing the parking lot.

13. Landscaping:

Side toward Kohls will be heavily landscaped. Plantings will also be along the side towards the highway. There will be a one-year warranty on the planted trees. They are considering not having lawn for the triangle in the parking lot or maybe a different grass. This could be a rain garden. Any plants that die will need to be replaced in kind.

14. Lighting:

There can't be any reflecting light off the property. There should be adequate lighting on the side by Kohls. The intersection needs to be well lit, no dark corners around building, same level of lights after 10 PM, 20 ft. max mounting height. New lights are exceeding 20 ft. Uniformity ratio. No lighting in back by highway. Police Chief concurred.

15. Solid Waste Disposal:

There will be an enclosed and screened dumpster in the rear of the site.

16. Outdoor storage/display:

None planned.

17. Architectural Review:

No comments.

18. Site Improvement Security: Suggest a nominal amount, \$25,000, to “button up” the site if construction ceases for any reason.

19. Miscellaneous Plan Details:

Pet Smart is on the Planning Board agenda for the August 14th meeting. Keypoint Partners (KPP) seeks conditional approval; the applicant will address comments made at the August 3rd TRC meeting.

Police Chief Michael Bilodeau expressed concern regarding demolition safety. Fencing is a concern, no trespassing signs, a 24/7 phone number if there are issues at night and cameras. KPP will have a camera at the demolition site.

KPP scheduled a preconstruction meeting for Monday August 14th at 4 PM at the site; a construction timeline will be established. Altus will observe site construction, conduct inspections, monitor the progress and provide reports to the TON.

Meeting was adjourned at 3:05 PM.

Respectfully Submitted,

Eleanor Boy
Recorder