

Town of Newington, NH
PLANNING BOARD

Meeting Minutes, Monday, January 28, 2019

- Call to Order:** Chair Denis Hebert called the January 28, 2019 meeting at 6:30 p.m., followed by the pledge of allegiance.
- Present:** Chair Denis Hebert; Vice-Chair Christopher Cross; Board Members: Jim Weiner; and Peter Welch; Alternate Erika Mantz; Board of Selectmen's Representative, Ken Latchaw; Planner, Gerald Coogan and Jane Kendall, Recorder
- Public Guests:** Mark Phillips, CEO of The Storage Barn; Corey Caldwell with TFMoran Engineering; Jim Gove from Gove Environmental; John Lorden, P.E. with Tighe and Bond Engineering; Attorney Bernie Pelech; Town engineering consultant, Eric Weinrieb, P.E. with Altus Engineering; Town wetlands consultant, Mark West with West Environmental; Board of Selectman, Ted Connors; Lulu Pickering

I) Public Hearing: Continuation of Site Review for self-storage facility by **The Storage Barn, LLC** regarding property located at River Road and Shattuck Way, Tax Map 19, Lot 7A.

The applicant, Mark Phillips, CEO with The Storage Barn introduced Corey Caldwell, engineering tech and land surveyor engineering tech for TFMoran Engineering.

Mr. Caldwell reminded the Board that the applicant and P.E. John Lorden who no longer worked for TFMoran, had previously presented preliminary plans to the Board, the Technical Review Committee and Town engineering consultant, P.E. Eric Weinrieb with Altus Engineering, along with a site walk. Mr. Caldwell said they had reviewed Mr. Weinrieb comments and were returning with changes.

Chair Hebert informed the applicant that he would need to send in an email requesting an extension, and Mr. Phillips agreed.

Mr. Caldwell stated they stripped the site of trees and vegetation, but left all the trees in the wetlands and along Shattuck Way.

Mr. Caldwell stated that Jim Gove from Gove Environmental did an independent review of the wetlands and updated the plan to show the extension of wetlands toward Shattuck Way to 4,500 square feet, and the extended buffer, which would require a

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Conditional Use Permit. He added that they would also need to do a lot line adjustment as well.

Mr. Caldwell stated they would also submit an Alteration of Terrain (AoT) permit, and that all disturbed areas would be loamed and seeded.

Mr. Caldwell stated that there would be no trees plantings along the gas line easement and the plans were sent to the gas company to be sure they were acceptable.

Mr. Weinrieb pointed out that the stockpile area during construction was in the gas line area, so they would also want to be sure that the gas company was okay with the stockpile. Mr. Caldwell replied that the plan showed thirty-six inches of cover over the gas main. Mr. Weinrieb stated that the designer would need to provide written comment from Spectra that they would approve the plans as submitted.

Chair Hebert said he hadn't seen a letter of acceptance from the gas company. Mr. Caldwell replied that they asked for a letter from the gas company, and the gas company responded to all of Town Planner, Gerald Coogan's letters, so they didn't think another letter was needed, but they would ask for one for the record.

Vice-Chair Cross said the wording of the letter was important to show that the gas company reviewed the plans and concurred with the applicant's final plan for excavation and cover.

Mr. Caldwell stated that they received 52 comments from Altus Engineering, and proceeded to go through the items that needed to be addressed.

Mr. Weinrieb noted that they were installing a culvert in the bioretention area, but were not installing a driveway culvert because they were crowning over the driveway.

Discussion of the setbacks ensued. Mr. Weinrieb noted that the lot had frontage on three road. Mr. Caldwell commented that Mr. Coogan, Mr. Weinrieb and Town building inspector, Kevin Kelley all agreed at the TRC meeting that a side setback could be used for the Shattuck Way side. Chair Hebert pointed out that the Planning Board determines frontage and that no one should usurp their authority.

Mr. Weinrieb expressed concern regarding road construction from the other Storage Barn site, the new gas line, and removal of another gas line might happen this year. Mr. Caldwell replied that the road would be overlaid if necessary.

Mr. Caldwell noted that they realigned the access slightly at Altus' suggestion to accommodate the possibility of traffic moving from one sight to the other.

Discussion ensued regarding the guard rails at the entrance. Mr. Caldwell stated that they opted for 4x4 wooden posts at the turning radius instead, but Mr. Weinrieb said should consider guard rail. Board member, Jim Weiner as what the grad was at the entrance and Mr. Caldwell replied that the elevation was about a 40-48 pavement grade with a six-foot average drop, so they agreed that a wooden guard rail would be better.

Mr. Weiner expressed concern regarding a wood guard rail breaking on impact. Mr. Caldwell replied that parking lots often had wood guard rails and that there was a sharp 90-degree corner, so traffic would enter very slowly at about 10 mph. Mr. Weiner

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agreed, but said people often drove too fast from parking lots. Mr. Weinrieb responded that the engineer that stamped the plan would be aware that a guard rail would have to provide adequate protection. Chair Hebert agreed, but added that it was just a matter of being replaced as it degrades. Vice-Chair Cross commented that he thought wood would be aesthetically pleasing and suggested adding a reflective marker.

Chair Hebert asked about ADA compliance with an added step. Mr. Caldwell said this project was an extension of the other Storage Barn site, which had a handicapped space at their main office, and that the entrance to Building D on Patterson Lane was at grade. Mr. Weinrieb agreed except that there was no office building or kiosk for a second building. Chair Hebert responded that they needed to look at this as a separate project that could eventually be sold.

Chair Hebert commented that he wanted to know how the storm drainage would be addressed as he was concerned what might be built on abutting lots that Mr. Philips owned, and he didn't want the last lot to receive all the runoff so. Mr. Caldwell replied that they wanted to do some grading and landscaping on the other lots and the AoT was for the full ten acres for all three lots. Chair Hebert responded that the AoT permit addresses excavation and not drainage. He added that Riverside Pickering Marine on Paterson Lane on the other side of Shattuck Way was having runoff problems on their site and he wanted to be sure that this development didn't contribute to the problem.

Mr. Weinrieb added that the drainage analysis was just for the single lot and not for the entire site. Chair Hebert asked if they had a drainage plan for the entire site and Mr. Caldwell replied that they did not. Mr. Caldwell went on to say that a new drainage analysis would be done as each lot was developed, and they would mitigate if necessary. Chair Hebert responded that it could be a burden on the remaining properties that would create a hardship. Mr. Caldwell replied that they understood and that the last lot wouldn't be worth as much if they didn't take runoff into account.

Mr. Weinrieb added that the analysis submitted was based on county soil mapping and they needed to do site specific soil survey for each lot.

Chair Hebert suggested that there was an opportunity to the share burden of excavated soils now rather than later after this site was developed. Mr. Weiner said that approach would make each lot more valuable.

Mr. Caldwell suggested that they could use planting buffers between incompatible uses on the lots.

Vice-Chair Cross noted that there were roads on three sides so that drainage had to remain on site and he was concerned that adding the stone retaining wall in a low area to eliminate further grading in the wetland and buffer might affect the drainage. He suggested that there needed to be gaps to allow water to flow between the stones. Mr. Phillips responded that the rocks would be places with a bulldozer claw and they would not be chinking the stone wall.

Chair Hebert mentioned that except for one tree, the only remaining trees were in the wetland buffer, and suggested that they retain as much of the original vegetation.

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Mr. Weinrieb responded that the trees were in the wetland boundary and no cut buffer, but he believed that the previous cutting already went into the wetlands and no cut buffer, which could be a zoning enforcement issue. Mr. Phillip replied that the building inspector, Kevin Kelly brought the issue up and he walked the site with Dave Price from the Department of Environmental Services (DES), who said it appeared that cutting would be acceptable, and he applied for a permit and showed it to the Town Administrator, Martha Roy and Mr. Coogan. Town wetlands consultant, Mark West with West Environmental commented that DES didn't have a setback buffer, but the Town did, and the more stringent regulation was what applied. Mr. West said he didn't have a wetlands delineation map with him, but he drove by during the winter and could see that the area had been heavily cut a year ago.

Chair Hebert noted that some very large trees were cut and asked if they might plant a weeping willow or red maple to replace the trees that were cut. Mr. Weiner commented that a weeping willow would drain wet areas. Mr. West pointed out that a weeping willow was not a native species. Mr. West asked if there might be an attempt to mitigate what was cut with a buffer enhancement and suggested silky dogwood or other wetland shrubs along the buffer area.

Chair Hebert said he already talked with the Board of Selectmen and suggested more plantings on the Town owned property on the corner. Mr. Phillip replied that he was not opposed to maintaining the plantings, but he didn't want to be responsible for something that might need replacing. Mr. Weinrieb suggested that shade trees would create a nice canopy over time.

Mr. Coogan said the Board of Selectmen wanted some indemnification if anything happened on the corner property. Mr. Caldwell replied that they would like a paper trail. Mr. Coogan said they could go to the Board of Selectmen Meeting Minutes for the discussion. Mr. Caldwell said they also needed to be sure the plantings were outside of the pipeline easement.

Mr. Caldwell stated that 60% of the lot would be green and they intended to plantings of trees that would screen the pavement from the street. Chair Hebert advised that they present a landscape plan before the Conservation Commission and return to the Board with their approval. Mr. Coogan stated that the applicant was scheduled to visit the Conservation Commission on Thursday, February 14, 2019.

Mr. Caldwell introduced the Board to Jim Gove with Gove Environmental. Mr. Gove passed out his draft summary on the wetlands. Mr. Gove explained that the ground was too frozen and rutted to auger when he arrived, so he needed to use an excavator around the edges and the rutted areas where he observed that the area did have hydric soils.

Mr. Gove commented that there may have been upland vegetation there before he arrived, but he was trained to do wetland delineation through soils, so vegetation was not necessary. Mr. Gove said the Army Corp of Engineers (ACoE) assessment

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methodology was used because the New Hampshire method was set up to rank community wetlands, which wouldn't mean much without comparison.

Mr. Gove stated that the small wetlands contained poorly drained, highly depleted clay soils without a lot of organic build-up and no nutrient value with shallow top soil. Mr. Gove said there wasn't a lot of wildlife there because it was surrounded by roads, but it might provide cover for some birds and a few mammals.

Mr. Gove agreed that the area could be enhanced with plantings along the buffer. He noted that the other side of the wetlands had moderately drained sandy soils.

Mr. West asked if another company delineated wetlands before cutting. Mr. Caldwell replied that they had another wetlands scientist review the area before the cutting.

Mr. West reminded them that Newington's Wetlands Ordinance required a 25-foot no cut setback for wetlands over 5,000 square feet and a 50-foot structural setback.

Mr. Coogan asked if their structural proposal met the 50-foot setback. Mr. Caldwell replied that the pavement, guard rail, retaining wall and trees were in the setback buffer and would require a Conditional Use waiver.

Mr. Weinrieb stated that he disagreed with their flood flow study being the same after the trees were cut because it was previously forested wetland that would have taken up more water better than a cleared area, therefore, the flood flow would have changed. Mr. Weinrieb added that the forested area also provided a wildlife coverage as a corridor for small game that crossed to the forested areas along Shattuck Way.

Chair Hebert commented that he didn't think there was an intent of wrong doing, but he thought they should do some tree plantings to replicate what was there before and on other side. Mr. Weiner, Conservation Commission Co-Chair agreed.

Mr. Caldwell noted that the architecture designed the building to have a barn like appearance to blend in with the natural setting as was encouraged by the Board. Chair Hebert asked about the faux windows on the back side toward River Road. Mr. Phillips stated that they intended to mount painted plywood to look like windows.

Mr. Caldwell stated that the site would not have a dumpster. Vice-Chair Cross responded that even though the applicant didn't want a dumpster, he didn't think the plan should preclude approval for the placement of a dumpster by the building inspector. Mr. Weinrieb commented that a dumpster would just need to be somewhere where it wouldn't impede traffic or fire access.

Vice-Chair Cross commented that he liked the expansion between the buildings, but the 360-degree turn required to get out bothered him and he wondered why it wouldn't be preferable to go in twice from Patterson Lane. Mr. Caldwell replied that they were trying to avoid an entrance near the intersection. Vice-Chair Cross responded that it would be difficult for Board to turn it down if proposed because it would provide better traffic circulation. Mr. Caldwell responded that they were trying to balance functionality and safety, and it was also less costly to have one entrance.

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Mr. Phillip added that he thought the Board wanted to reduce the number of accessways on the industrial corridor of Shattuck Way. Vice-Chair Cross replied that only one curb cut was allowed for residents, but a commercial business was not restricted, and the second curb cut could be on River Road.

Mr. Weinrieb agreed that the configuration wasn't optimal, and that a four-foot grade would create a challenge to the line of sight in a short distance. Chair Hebert stated that there might be a problem if there was only a 75-foot line of sight coming around a corner, but the Board had no problem with multiple entrances to a site and the regulations could be waived with good reason typically so long as there was a 100-foot line of site.

(Alternate Board member, Erika Mantz arrived at this point in the meeting at 8:20 p.m.)

Vice-Chair Cross discussed the difference between the sale of the business for the same of the use versus a change of use that required a new site review. Chair Hebert responded that the Board needed to be sure that the current review considered whether the site plan could accommodate future change. Chair Hebert said they only needed a note on the plan to show that the site could meet the parking requirement. Vice-Chair Cross added that they would also need to modify their drainage plan to show that it could accommodate extra parking.

Mr. Coogan recommended that the applicant return on Monday, February 25, 2019 for their lot line adjustment, their Conditional Use permit and waivers, review of their lighting systems, parking, and traffic control after they presented a landscaping plan to the Conservation Commission that was signed by a licensed landscape designer or architect.

II) **New Business:**

A) **Preliminary Consultation:** Hotel proposal on property located on Shattuck Way, Tax Map #, Lot

P.E., John Lorden, Project Manager, and Brad Misquita, Vice President of Tighe and Bond Engineering with Tighe and Bond Engineering, and Attorney Bernie Pelech appeared before the Board to discuss a proposal for a five-story hotel with a pool, and 79 parking spaces. Attorney Pelech stated that the location was approved for a hotel in 2007 or 2008.

Mr. Lorden stated that the discussions with the Board in 2007 discouraged an access on Woodbury Avenue, but the fire chief at the time also discussed allowing a grass paver for fire access.

Mr. Lorden stated that there were two wetlands on the site, including Paul Brook that crosses under Shattuck Way and connects from detention ponds on other side of Woodbury Avenue.

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Mr. Lorden stated that five stories would require a variance, but they made the footprint of the development smaller than what they previously proposed. Mr. Lorden said he had reviewed the plan with the new fire chief, Darryl Sabine who was fine with the plan. He said there would be a honeycomb polyethylene grass paver for access to the back off Woodbury Avenue, and they would put reflectors in for clearing in the winter.

Chair Hebert asked if the hotel brand had been determined and Mr. Lorden said it would be once they were further along in the site review.

Mr. Lorden noted that there was a moratorium on digging off Woodbury Avenue, but he thought they could connect the electric off the existing pole, and they already put stubs in for gas and water from Shattuck Way. He added that the 20-foot-wide sewer easement that ran along the property was approved in 2007, but they reviewed the project with the sewer department again recently.

Attorney Pelech said would they wanted the Planning Board to determine that Shattuck Way was frontage because they were not proposing traffic access from Woodbury, and to do so would require at least five variances because of the grass paver access for fire, the dumpster, the fence, the patio, sidewalk, and transformer pads. Vice-Chair Cross said an excess of 300 feet was required for frontage in the Office Zone. Mr. Lorden replied that they would apply for a variance. Mr. Coogan said Woodbury Avenue could be their legal frontage because it met the requirement and Shattuck way would be their practical accessway.

Mr. Weiner commented that he was concerned with the viewscape if the back of the building faced Woodbury Avenue. Attorney Pelech replied that they could screen the back. Mr. Weiner suggested heavy landscaping to improve the view.

Chair Hebert asked what the distance was from the patio to Woodbury Avenue and Mr. Lorden replied that it was 75 feet from the building and another 15 feet to the edge of the pavement. Chair Hebert said the Board could determine that Woodbury Avenue was the frontage and access from Shattuck Way to avoid setback variances for structures on the Woodbury Avenue side.

Vice-Chair Cross asked if the lot had access to the lights on the corner of Woodbury Avenue and Avery Lane in conjunction with Allard Storage. Mr. Weinrieb pointed out that there would be a lot of wetlands crossing and additional pavement if they were to put the accessway there.

Mr. Lorden stated that the wetlands were reflagged in 2015, and that there would be some disturbance on site where the 100-foot buffer applied so they would apply for a Conditional Use permit.

Attorney Pelech noted that the wetlands were larger before because of beavers, but then the beavers were removed in 2014 and now the wetlands were smaller.

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Vice-Chair Cross asked about setbacks from Pauls Brook. Mr. Lorden said structures had to be setback 100 feet and 25-foot from the do not disturb or cut area. Mr. West added that the brook itself was off site.

Mr. Lorden stated that they would have to meet new regulations and acquire permits. He added that the stormwater management bioretention would be larger to capture driveway runoff.

Vice-Chair Cross asked about the drainage from the culverts. Attorney Pelech stated that it was for drainage from the malls.

Discussion ensued regarding building height. Mr. Lorden noted that the Ordinance limited hotels to 45 feet, but the Planning Board could grant a Special Exception. He said this building could be as high as 55 feet depending on the grade. Mr. Lorden said the Planning Board had previously stated that they were set on a 45-foot limit for hotels, however, and then he would have to go before the Zoning Board of Adjustment (ZBA) for a variance.

Board of Selectmen's representative, Ken Latchaw asked if they talked with the fire chief regarding the new ladder truck. Mr. Lorden said they had and there was no issue because it was designed for 90 feet in the Industrial Zone. Chair Hebert stated that the Board had the authority to waive height for other buildings, but not hotels because of fire rescue for hotel guests.

Mr. Lorden pointed out that the last sentence in the Ordinance said a Special Exception may be granted by the Planning Board in the Office Zone. Mr. Coogan noted that elsewhere in the Ordinance on page Z11, it said that hotels were limited to 45 feet. Chair Hebert replied that the more restrictive ordinance applies when there was a conflict. Chair Hebert said he was not in favor of five stories at the moment but would discuss with the Board after discussing the matter further with legal counsel.

Mr. Latchaw agreed that the Board could seek counsel on whether the applicant could request a waiver or would need to go before the ZBA, but he also thought the Board should also hear from the fire department because now they had a 100-foot ladder truck. Chair Hebert replied that he was still concerned that a single ladder truck that could only reach one room at a time. Mr. Lorden replied that the fire chief was not concerned about going from window to window regardless of the height because the building would have a sprinkler system.

Ms. Mantz asked why they were shrinking their footprint and going up to five stories. Mr. Lorden replied that the former design had satellite parking and decided to eliminate it to reduce the footprint.

Mr. Weiner commented that the Board might prefer to waive the eight parking spots rather than grant a waiver for a higher building. Attorney Pelech asked if the Town would rather have them encroach further into the 100-foot buffer and Mr. Weiner replied that they probably wouldn't, but he would still rather see a waiver on parking spots. Chair Hebert agreed that would rather see more parking than a higher building.

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Chair Hebert added that he was also concerned with how a higher building would look so close to Woodbury Avenue. Mr. Weinrieb asked if the height would be as much of an issue if the building was moved further away from Woodbury Avenue. Chair Hebert replied that he was still not sure a taller building would look good there.

Vice-Chair Cross suggested putting the parking garage on the backside of the hotel to address the wetlands crossing for parking. Attorney Pelech replied that the building and the parking garage would intrude into wetland buffer.

Chair Hebert expressed concern with over building a constrained lot. Mr. Lorden replied that there would be a minimal impact to the wetlands, less than the 2007 proposal, and that the water bioretention off Shattuck Way and underground would be captured and treated before releasing.

Vice-Chair Cross commented that he thought the Town would see higher buildings as redevelopments occurred in the mall across the way and that buildings would naturally grow up vertically. Board member, Peter Welch agreed and noted that Wilcox Industries was proposing a taller building on Piscataqua Drive. Mr. Coogan added that he heard that Northeast Credit Union was proposing a taller building in the area as well.

Vice-Chair Cross asked about pedestrian access. Mr. Lorden replied that they were proposing a pedestrian sidewalk around the building to Shattuck Way. Vice-Chair Cross asked if it would go to the malls and Mr. Lorden replied that the Department of Transportation (DOT) had not approved sidewalks to the other side so patrons would have to drive off site.

Vice-Chair Cross asked if they could build a walkway through the wetlands to the corner to prompt DOT to build a crosswalk. Attorney Pelech replied that DOT said that they would build a sidewalk if the Town of Newington would plow and maintain it, but Newington said it wouldn't.

III) Public Hearing on proposed 2019 Zoning Amendment for Article IX Wetlands Overlay

Lulu Pickering of Little Bay Road joined the meeting at this point at 9:31 p.m.

Town wetlands consultant, Mark West of West Environmental said that Mr. Coogan had asked him to present a basic explanation of the wetlands setback changes that essentially created a reduction in structural setbacks, including vernal pools and specific contiguous streams. Mr. West said the Conservation also recommended reducing the size of other wetlands from 5,000 square feet to 3,000 square feet and to add a 25-foot buffer to wetlands.

Mr. Coogan commented that the current Wetlands Ordinance that was adopted by the Planning Board had been approved at Town Meeting and was on the books since 2004. He said for that reason he asked Mr. West to update information after 15

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years and make recommendations for the Conservation Commission's input on November 18, 2018 after 15 years.

Vice-Chair Cross asked what the reason was for the reduction of other wetlands from 5,000 square feet to 3,000 square feet and Mr. Weiner, Co-Chair of the Conservation Commission said there was no setback from a 5,000 square foot body of water, but they reduced the size to 3,000 square feet to be in keeping with the State and only recommended a 25 foot setback for a total of 3,025 square feet instead of 5,000 square feet so there was not as much encroachment.

Mr. West went on to say that explained beyond protecting the prime wetlands, and more clearly defining and identifying the largest contiguous wetlands as those that flowed directly to Great Bay, they didn't think it necessary to have setbacks for every ditch that filled in during storms, then drained and dried up. Mr. West stated that the proposed Wetlands Overlay District would shrink the number of wetlands in town until others could be properly mapped.

Vice-Chair Cross expressed concern that voters would not be able to understand that the proposed amendment would reduce the wetlands temporarily, and that they would need to make another amendment the following year after the mapping was complete. Mr. West said he understood and wondered if it still made sense to update the language. Chair Hebert replied that the Board's recommendation had to be all or nothing because they were past the deadline to post a public hearing notice to change the language.

Mr. Weiner reiterated that the current ordinance was more restrictive if the Board didn't recommend amendment.

Chair Hebert opened the discussion to the public. Ms. Pickering stated that she reviewed the history of wetlands ordinances and 2001 was the first time that some wetlands were identified as being more important than others. She said she agreed with the intent in updating the language, but she thought the maps important for people's understanding on how they are impacted.

Ms. Pickering stated that she had concerns regarding some of the smaller wetlands were not natural, but manmade. Chair Hebert asked how the department of Environmental Services (DES) addressed manmade wetlands. Mr. West replied that it depended on the wetlands criteria. He said some ditches, ponds, or swales could be managed, but as an example, a dug pit of a certain size that retained water and began growing cattails and other wetlands vegetation might meet the criteria.

Ms. Pickering commented that the four contiguous streams identified might be beside prime wetlands and affect four properties. Mr. West replied that he only looked at nature of streams that were continuously flowing surface streams as most important, and never looked at ownership of properties. Mr. West added that by only identifying the

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larger streams as contiguous that already been identified as a wetland, no longer included ditches or lesser flowing streams, which get smaller and smaller.

Mr. Latchaw informed the Board that he called DES after the last meeting with his concerns regarding the 2004 prime wetlands study, and they explained the inconsistencies with highlining prime wetlands for Newington from 2009-13, but it was not an issue regarding the naming of the prime wetlands.

Mr. Latchaw agreed that Mr. West should do a wetlands mapping study first because he thought some prime wetlands would be affected. and then have a well-advertised public meeting on the recommended changes before proposing an amendment at Town Meeting. Mr. West pointed out that mapping would look to significant stretches of wetlands that are connected to prime wetlands and leading to Great Bay, but it wouldn't reduce the prime wetlands.

Mr. Latchaw said would need to make connection. Mr. West said those were put on tax maps, but in 2004 state eliminated 100 feet buffers to all prime wetlands designated prior to 2004 and told would need to reapply, so that was reason for a town to take responsibility for wetlands because the state changes. He said he also believed in graduated buffers for different kinds of wetlands. Mr. Latchaw said he still had a problem with chart. Mr. West said probably shouldn't have used the term wetlands for each, but should have said large contiguous surface waters, prime wetlands, tidal wetlands, vernal pools.

Ms. Pickering said she thought that most Newington residents felt that the wetlands were important, and they have heard from Pease regarding water contamination studies, but she hadn't heard the Conservation Commission address management. Ms. Pickering said that the Darius Frink easement was overseen by the United States Department of Agriculture (USDA), but the Saba conservation easement was owned by the Town, and no one was managing the wetlands.

Ms. Pickering said that added that farmers used to clear brooks and drain fields everywhere, but now invasives like bittersweet were choking and falling trees and beavers were getting in to the remaining fields and flooding them and she thought that She also said that the no cut wetlands setbacks were too restrictive and prevented property owners from preventing runoff in their backyards.

Jane Kendall replied as a Newington Conservation Commissioner that discussions on these matters took place at their public meetings and were reported in their Minutes that were posted to keep residents informed of these concerns. She added that the Commission could not manage private properties and were restricted financially and by limited volunteerism in how much they could do in managing easements; but that the purpose of the proposed Wetlands Overlay amendment was to

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reduce the setbacks, as well as identify brooks like McIntyre Brook to enable the Town to address mitigation of pollution that has occurred when the Air Force dug ditches to facilitate runoff from the runways.

Mr. West suggested that the Town could also adopt some of State's shoreline protections regarding invasive species.

(Chair Hebert released Mr. Coogan for the evening at this point in the meeting).

Erika Mantz recommended the removal of the Wetlands Overlay, Article 9 from the 2019 warrant article for a Town Meeting vote so that further mapping could be done. Chris Cross seconded the motion, and all were in favor.

IV) Other Business:

A) Master Plan:

A Master Plan meeting was announced for Tuesday, January 29, 2019 at 3 p.m. Vice-Chair Cross asked if anyone saw copies of updates after sitting with Theresa Walker and no one had. Vice-Chair Cross said he would ask Mr. Coogan to disseminate them to the Board once he reached her.

B) Board Appointments:

Chair Hebert stated that the Town was having difficulty keeping records of resignations and appointments and asked Board members to inform Town administration if they were resigning or being appointed to a Board.

Chair Hebert added that the deadline to sign up for a board was on Friday, February 1, 2019, but be sure to do it on Thursday because the Town clerk was closed on Fridays.

Minutes: *Erika Mantz moved to approve the Minutes for the January 14, 2018 meeting with corrections as noted. Ken Latchaw seconded, and all were in favor.*

Adjournment: *Jim Weiner moved to adjourn the meeting. Peter Welch seconded the motion and the meeting adjourned at 10:32 p.m.*

Next Meeting: Monday, February 25, 2018

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