NEWMARKET PLANNING BOARD  
TUESDAY, February 8, 2022  
**TOWN COUNCIL CHAMBERS**  
7:00 PM

**Members Present:** Val Shelton (Vice Chair), Diane Hardy (Town Planner), Jane Ford,  
Jeff Goldknopf, and Scott Blackstone (Town Council ex officio)  
**Members Absent**: Eric Botterman (Chair), Bill Doucet, Timothy Rossignol, and Michal Zahorik (Alternate)  
  
Vice Chair **Val Shelton** opened the meeting at 7:02 PM.   
  
**1. Pledge of Allegiance  
  
2. Public Comments**None. Public Comments was closed at 7:03 PM.   
**3. Review and Approval of Minutes** a. January 25, 2022  
 **Motion:** **Jeff** **Goldknopf** made a motion to approve the draft minutes of January 25, 2022.  **Second:** **Jane** **Ford  
Discussion:** Change a typo on page 2 line 28, **Vote:** Unanimously Approved   
  
**4. Regular Business**  
a. [Seacoast Pool Plastering LLC/Robert MacInnis - Continuation of a public hearing for an application for Site Plan & Special Use Permit to permit the proposed construction of a 6,000 square foot building consisting of 1,000 sq. ft. of office space and 5,000 sq. ft. for an equipment/construction storage warehouse. Two existing lots will be combined and access will be from an existing paved driveway off Route 152 (Wadleigh Fall Road). The office/warehouse is expected to consist of three employees, proposed paved driveway extension and 8 paved parking spaces, a proposed septic system and leach field, well and water line, and approximately 78,000 sq. ft. of gravel parking for storage of truck trailers, containers and equipment. The applicant is requesting a Special Use Permit for a wetlands buffer disturbance for the proposed driveway extension for site access and minor grading near a small wetlands buffer area pursuant Section 32-155 (e) of the Zoning Ordinance. A. portion of the proposed building and site and drainage improvements, including a bioretention area (rain garden) fall within the Town’s Aquifer Protection Overlay District under Section 32-153 of the Zoning Ordinance. The lots are located at 446 & 451 Wadleigh Falls Road, Tax Map R6, Lots 50-7 & 50-8, B3 Zone.](https://newmarket.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=1996&MeetingID=149)  
  
**Jeff Goldknopf** recused himself from the discussions.  
Mr. John Lorden, from Tighe & Bond, came before the Board this evening to present an updated plan with proposed changes to the application after discussions with Underwood Engineering and the Technical Review Committee. They hope that they have addressed all the concerns raised and have simplified the plans. They believe that they were not proposing any majors plan changes, but were trying to simplify the plans. They have removed the septic plan, the well system, the electric, and the propane tank storage by removing the office and downsizing the building from 6,000 sq ft to 2000 sq ft. They addressed concerns about storm water flow toward the building and the amount of excavation as well. They are now proposing the project in two phases. Mr. Lorden answered all questions/concerns by Board members this evening, but wanted input from the Board before proceeding further.

**Val Shelton** would like the no-cut areas be flagged and she recommends that a silt fence be placed around the wetland buffer. She wanted to know if there was a possible time frame for Phase I and Phase II as this may affect the vesting and conditions of final approval. John Pacheco and Rob MacInnis, co-owners, both spoke to say that they wished to begin as soon as possible because of the brush/tick infested conditions of the area to be cleared. Phase I, once cleared, will be graveled, so the brush will not grow back. Phase II would begin 1-2 years out. **Diane** **Hardy** asked how much material will be removed from the site and Mr. Lorden said they don’t have an exact figure as yet, but will provide that information shortly. **Diane** would like to make it clear, for the record, that the work proposed in this phased approach is incidental to the use of property and has asked them to provide a descriptive narrative of the proposal as a condition of use. **Diane** has given Mr. Lorden a copy of the phasing plan for the Newmarket Industrial Park, prepared by Jones & Beach, to use a model. It will be expected that the owners would be required to return to update the PB on any delays in the phased work. This plan does come under the State requirements for an AOT (Alteration of Terrain) Permit and the State is currently working on the permit for this project.  
 **Val** **Shelton** thanked them for addressing the concerns of the TRC and Underwood Engineers. Given the changes planned, the Board will likely approve the site plan and would like to move as expeditiously as possible. She would like to have the applicant return for the meeting on March 15 to continue the public hearing.  
  
**5. New/Old Business  
Val Shelton** reported that the Stormwater Management Committee met this morning and did a further review of the proposed Site Plan and Sub-Division Regulations. They made some additional modifications. Bill Arcieri, Senior Water Resource Specialist from VHB Consultants, will make these changes and send them to **Diane** **Hardy** for distribution to the Board before the workshop scheduled for February 22. Bill will be present at that workshop to answer any questions from the Board. The schedule for the workshop will be to address Stormwater Management first with Bill, and then, second, the proposed changes to the M2 A Zoning and proposed changes.  
 **6. Chairman’s Report**No report this evening.  
**7. Committee Reports  
*Conservation Commission*: Jeff Goldknopf** had nothing to report this evening.  
***Town Council*: Scott Blackstone** reported that he asked about the impact fees, as requested, and was told by the Town Manager that they are still working on this issue. Sean Greig is working on the ‘Betterment Fee’ (to replace the impact fee) and, if approved by the TC, will be sent to the PB. **Scott** also asked about the change in designation of Neil Mill Road from a Class VI Road to a Class A Trail. The TM still needs to speak with the Town Attorney and will have more information later.  
  
**8. Planner’s Report**No report this evening.  
  
**9. Adjourn  
  
Motion:** **Jane** **Ford** made a motion to adjourn at 7:27 PM. **Second:** **Jeff Goldknopf  
Discussion:** None. **Vote**: Unanimously ApprovedRespectfully submitted,  
  
Sue Frick  
Recording Secretary