

**TOWN OF CHESTERFIELD, NH
PLANNING BOARD**

Monday, July 18, 2016

Present: Jon McKeon, Brad Chesley, John Koopmann, Joe Parisi, Sue Lawson-Kelleher (7:19), Davis Peach (7:22) James Corliss (Left at 7:42)

Call to Order

James Corliss called the meeting to order at 7:08

Seat Alternates

Joe Parisi seated in place of Rolland Vollbehrr

The board met new the alternate Joe Brodbine. He will be sworn in and join the board before the next meeting.

Review of the Minutes

June 20, 2016

Jon McKeon motioned to accept the minutes as presented from June 20, 2016. The motion was seconded by Joe Parisi and passed unanimously.

Appointments

Dead River Company, Rick Fleming - This is a continuation of an application for a Major Site Plan Review of property located at 22 Mill Road (Map 13 Lot E9.1) consisting of approximately 2.27 acres in the Commercial /Industrial Zone.

Rick Fleming noted that the board had previously asked about other plants that are run by Dead River Company. Fleming showed pictures of their plant in Alexandria NH and one in Bernardston Ma.

Fleming noted that the plants are always open for surprise DES and Fire Marshall inspections. Drivers are always on the look out for potential hazards and daily, weekly and monthly inspections are done. Lawson-Kelleher asked if there have been any issues reported by the fire marshal in the past at any of the plants. Fleming noted that if an issue is found, it is taken care of immediately. Fleming noted that Dead River has allowed live fire training at their facilities in the past. The abutters to the plant in Alexandria are all residential homes, with the exception of one Town Cemetery.

Corliss noted that he needed to leave the meeting. Chesley will take over as Chairman for the remainder of the meeting.

Chris Baldwin noted that the board had asked about the status of the well. Baldwin noted that a pump test was completed and the report has been furnished to the board. They found they were able to get about 10 gallons of water per minute for 4 hours. It was noted that Twin State was open during the testing and was using their water as they normally do. Dead River will use the well for a bathroom (toilet and sink) and for the truck wash station. The bathroom uses very little water and the truck washing station (when in use) uses 1-1 ½ gallons of water per minute. Baldwin noted that this will be more than sufficient to handle the use by Dead River. Baldwin noted that the well will not be sufficient in the event of a fire. McKeon noted that the permitting of the well needs to be looked into as the parameters for a community well have changed since that well was installed.

Baldwin noted that there are three (3) types of light proposed and they are all downcast lights. The lights will be on timers and motion sensors.

Baldwin noted that the board mentioned screening. The only clear space Baldwin found was along the south side and 21 white pine trees are proposed.

Baldwin noted that trucks will only enter and exit via Route 9 unless they are doing local deliveries. A full storm water plan was provided. Baldwin noted that the drainage patterns are the same. The overall water leaving the site is less post than pre. It was noted that the 2, 10 and 50 year events were included in the plan. McKeon noted that the regulations require 10, 50 and 100 year plan. (McKeon later looked up the regulation and the 100 year is not required) Baldwin noted he will check the regulations and adjust the report. It was noted that the requirement for drainage is that post is equal to or better than pre.

Chesley opened the meeting to the public.

Barbara Girs asked if there is a smell. Baldwin noted that there will be a small amount of smell when trucks are loading and unloading, but not any other time. Girs asked the board if anyone has spoken to the neighbors from the other plants. It was noted that one of the members was getting in touch with the fire department in Alexandria.

It was noted that originally the proposal was for two 30,000 gallon propane tanks, but there is only one tank now being proposed. One tank in the area will be sufficient for the demand.

Rick Cooper (Chesterfield Fire Chief) noted that the Town of Chesterfield does not have the manpower, equipment or mutual aid available to handle an incident at this site. The Chesterfield Fire Department is volunteer and the number of people available can vary greatly. Keene NH has a full time fire department and they have notified Chesterfield Fire that they will only be able to send one apparatus and 4 members for an event. The evacuation of the area and the closing of Route 9 alone would take more manpower than Chesterfield can provide. Mutual Aid would be called, but they would have the same issues as most of those departments are also volunteer, not to mention the time it would take for mutual aid units to arrive.

Chesley asked if these issues have been brought up in other towns. Fleming noted that water has been run to some sites and others run with none. Fleming noted that anytime you build today in NH, there is a requirement for a Fire Safety Analysis. The system can be active or passive and can be completed in several different ways. The local fire chief signs off on the system. Koopmann asked Rick Cooper if the facility was to come to town, would that require more equipment. Cooper noted that more equipment would be needed to haul water. Cooper also noted that the lake and river are the two sources of water for this site, and they have limited access. It was also noted that manpower is an issue and even with more equipment, someone would be needed to operate the equipment.

Jeff Scott noted that he has been actively fighting the pipeline and opposes the use and storage of propane in Chesterfield.

Parisi asked the applicant what is the worst case scenario if there was a fire at the facility. Rick Fleming noted that if the tank is not impinged upon, it would just burn. Fleming noted that is the plan if something were to happen in Alexandria. The area would be evacuated and it would be allowed to burn. Steve Dumont noted that would put contaminants in the air. Fleming noted that all fires put contaminants into the air.

Parisi noted that he does not see any approval before the Fire Safety Analysis is completed and accepted. Due to the big concerns, and the potential for changes, it seems like this issue should be handled before anything else.

Chesley noted that Code Enforcement noted that they would like a third party review. Dumont noted that the Fire Marshall can serve as a third party reviewer for the fire safety analysis.

Lawson-Kelleher noted that the fire marshal cannot serve as the reviewer for other items such as the surface water drainage plan. Lawson-Kelleher noted that the site is located above a brook which feeds the Connecticut River and needs to be looked at carefully. Lawson-Kelleher also noted that snow storage is proposed above Chesterfield Tire which will add to the water flow into the brook.

Peach noted that he has been unable to reach the Assistant Chief in Alexandria but will keep trying. He will also attempt to speak with the Planning Board if they exist. Parisi will speak with Bernardston Fire Department and Planning Board for information on the other plant.

*Davis Peach moved to continue the public hearing for **Dead River Company (Rick Fleming)**'s application for a Major Site Plan Review of property located at 22 Mill Road (Map 13 Lot E9.1) to September 19, 2016 at the Town Office Building at 7:30 PM. The motion was seconded by Jon McKeon and passed unanimously.*

It was noted that the applicant will bring a revised water drainage plan and a fire safety analysis to the meeting.

Lachenal will acquire a waiver of the 65 day review period from the applicant.

Kahn Foard LLC/Foard Panel - This is an application for a Major Site Plan Review of the property located at 29 Stow Drive & 53 Stow Drive (Map 12, Lot A1.24 & 1.25) consisting of approximately 8.04 acres in the Commercial/Industrial Zone.

Review for completeness:

The board reviewed the application for completeness noting the following:

Additional Parking/Road to new warehouse

Exterior Lighting 403.3.6

Solid waste collection facilities

Revision date on Cover page

On Site waste disposal

Building elevations – finished floor elevation for building only

Peach moves to accept the application as complete enough for review. McKeon seconded the motion which passed unanimously.

Dave Bergeron was present for the applicant. Bergeron noted that there is no new parking proposed. The revision date on the cover sheet is in the middle under the applicant's name. The plans that Bergeron had to present were a little different from the ones originally submitted due to concerns the fire department had regarding a fire lane. The fire lane has been added per the request. Bergeron noted that the existing conditions plan includes the roll off dumpster that is currently on site and there is no need for additional solid waste collection. There is little lighting being proposed, only over the two entrances to the building (unless there is another fire access door required). The building will be used for cold storage with no office or plumbing and therefore no new leech field will be required. There is no anticipation of hiring more employees as this proposal is designed to get current storage under cover. There will still be some outside storage on the property. It was noted that there is no indication on the plan for outside storage. Bergeron will add a note. It was noted there is a small office expansion on the plan. Bergeron noted that the expansion was approved in 2006, but not completed to date. The parking for the office expansion is included in the calculations. McKeon noted that the expansion will need to be reapproved with these plans. Bergeron noted that the tree line will be cut back a little and some pavement will be added. Bergeron stated that the roof is peaked and slopes off in both directions. There are storm infiltration strips on both sides of the building. This will allow some infiltration directly, but there is also a pipe to run water down both sides of the building to an outlet on each side. The runoff will go into the retention pond. Bergeron noted that the drainage is now redirecting the runoff to the retention pond and away from Coachman Road. Bergeron informed the board that the building will look like the other buildings on site. Bergeron noted that a gravel fire lane has been added and will be maintained year round. Bergeron noted that Steve Dumont sent an email noting he is ok with the proposal. Bergeron will forward the email to Lachenal for the file.

The meeting was opened to the public.

Barbara Girs asked if there was any additional proposed lighting. Bergeron noted that lighting will be by the doors only.

Sue Lawson-Kelleher moved to close the public hearing. The motion was seconded by Davis Peach and passed unanimously.

Chesley noted that the board needs a letter from the Fire Department, cut sheet for lighting, updated plans (including elevation) and an indication of outside storage on the plans.

*Sue Lawson-Kelleher moves to conditionally approve the **Kahn Foard LLC/Foard Panel** application for a Major Site Plan Review of the property located at 29 Stow Drive & 53 Stow Drive (Map 12, Lot A1.24 & 1.25) consisting of approximately 8.04 acres in the Commercial/Industrial Zone with the following conditions:*

Final approval contingent upon the following:

- ❖ *Updated revised set of plans*
- ❖ *Statement addressing outside storage*
- ❖ *Letter from Fire Department*

❖ *Cut Sheet for lighting*

The motion was seconded by John Koopmann and passed by majority. (Yes: Lawson-Kelleher, Peach, Chesley and McKeon) (No: Koopmann and Parisi)

Items for Discussion (all except Spofford Boat sales handled prior to appointments)

Review for Completeness

The application was not submitted prior to the meeting.

Master Plan

Chesley noted that the newest chapters to the board previously and we are looking for comments and questions or a vote to print. Parisi noted that his issue still stands. The lake needs to appear more predominately. Even with the modifications that were made, more emphasis is needed to preserve and protect the lake. Parisi noted that outside dollars are brought to Chesterfield via vacationers and seasonal rentals giving tax revenue without affecting the school and some other resources. Parisi noted that a chapter dedicated to just the lake would be the best option. The lake attracts people and revenue to the town and it is important that the Town make sure that nothing happens to the lake. McKeon noted that 27% of the tax base comes from the lake. McKeon noted that the Town is partnering with the State and some other agencies working on some concerns with the lake. McKeon noted that a chapter on the lake and spotlighting it might help the Town receive some grant money.

Chesley noted that he will schedule another meeting of the Master Plan committee to discuss the lake.

Accessory Dwellings

Corliss will email Lachenal the updated information before the next meeting.

Signs

This issue is ongoing. The board will continue to research this and discuss.

Spofford Boat Sales

The board reviewed the draft letter and comments from board members. The letter will be signed by Corliss and sent certified mail by Lachenal.

Items for Information (prior to applications)

Corliss noted that he has written to the State regarding the rumble strips on Route 9 but has not received a response. McKeon noted that the only way anything will happen is if the State receives a

lot of complaints. The board should get the word out that people will need to complain if they would like it to change. Chesley noted that he likes the rumble strips and has no complaints.

Other Business

Items for Signature

Minutes – June 6, 2016
Hadlock Plans

Adjournment

Joe Parisi moves to adjourn at 10:00. Jon Mckeon seconded the motion which passed unanimously.

The next meeting will be held in the Town Offices at 7:30 PM August 1, 2016.

Respectfully Submitted by:

Patricia Lachenal
Planning Board Secretary

Approved by:

James Corliss, Chairman

Date