

BARNSTEAD PLANNING BOARDMEETING

April 7, 2016

TOWN HALL @ 7:00 P.M.

MINUTES

1. **CALL TO ORDER:**Chair Carr called the meeting to order at 7:00 p.m.
2. **PLEDGE OF ALLEGIANCE:**Those present joined the Board in the pledge of allegiance to the flag of the United States of America.
3. **ROLL CALL:**N. Carr, Chair, E. Swinford,Vice Chair, D. Frenette, member, K. Preston, member, E. Tasker, Selectboard’s Representative, B. Grey, alternate, S. Hodgdon, alternate, F. Latawiec, recording secretary. Chair Carr appointed D. Frenette to serve as acting secretary, and B. Grey and S. Hodgdon to serve as members for the duration of the meeting.
4. **ELECTION OF OFFICERS:**
 - A. **Election of Officers:**D. Frenette, acting secretary, opened the meeting for nominations for the offices of Chair, Vice Chair and Secretary of the Planning Board. K. Preston nominated N. Carr for the office of Chair. This was seconded by E. Swinford. K. Preston nominated E. Swinford for the office of Vice Chair. This was seconded by S. Hodsdon. E. Swinford nominated K. Schatt for the office of Secretary. This was seconded by K. Preston. D. Frenette asked if there were further nominations from the Board. There being none, B. Grey made a motion to direct the acting secretary to cast a single ballot to approve the nominations for the offices of Chair, Vice Chair and Secretary of the Planning Board for the next year. This was seconded by S. Hodsdon. The motion passed unanimously.
 - B. **Appointment of Alternate:**K. Preston made a motion to appoint D. Kerr as an alternate to the Planning Board. This was passed unanimously.
5. **MAJOR SUBDIVISION APPLICATION/CONTINUATION:**

APPLICANT: R. A & L. A. Misiaszek Trust **AGENT:** Jeffrey L. Green, LLS
LOCATION: Tax Map 14, Lot 20-1 North Road. The site walk for this project was continued until 6:00 p.m. on Thursday, April 21, 2016 due to the weather. The Board will then return to the Town Office to continue the public hearing on the project.
6. **SITE PLAN REVIEW APPLICATION/CONTINUATION:**

APPLICANT: American Wood Pellets, Inc. **AGENT:**Jeffrey L. Green, LLS **LOCATION:** Tax Map 7, Lot 4, Building “H”, Depot Street. J. Green, gave a presentation on behalf of the applicant. He passed out plans and photographs depicting the proposed project. He also distributed a summary sheet, entitled “Proposal for Wood Pellet Plant”, which included 19 items, a. through s., detailing how the concerns that were raised by the Board at the last meeting were proposed to be addressed by the applicant. A copy of that summary is attached as an addendum to these minutes. He explained that nine technical notes have been added to sheet one of the plan. He explained that the proposed plant would be manufacturing only wood burning pellets. Eight parking spaces have been added to the plan. There will be two at the loading dock, and three at the scale house. The scale house and associated office space will be located near the entrance to the site. He has reviewed the Plan with the fire chief. Removal of

overgrown brush at the site will be done. The existing rubber lined fire pond has a 848,137 gallon capacity. Improved access to the river as a water source was also discussed. The building will be fully sprinkled. Sheet four of the plan has been revised to show a hatched area where the chipper and stockpiles of raw materials will be located. There was discussion of how sound would be managed at the site. The plant will be in operation 24/7 with between 6 – 8 employees, depending upon the shift. Normal outdoor operation would be limited to 7:00 a.m. to 8:00 p.m. Chipping would be limited to 7:00 a.m. to 4:00 p.m. on week days. The bridge on Depot Road that the trucks will need to pass over to access the site is rated E-2. There will be signs to indicate that one truck only will be permitted on the bridge at one time, and that use of Jake brakes will be prohibited. Lighting at the site will be inside the park, and should not impact the abutters. Birches at the back of the site should provide screening. Deliveries of raw materials will generally be between 7:00 and 8:00 a.m. in the morning. The applicant will be obtaining an emissions permit from DES for the operation. The site is not in the aquifer protection district. Underground storage tanks have been removed from the site. Refueling of equipment will be done from an off-site source. Noise will be an improvement over that of the previous operation, as most of the activities that were previously performed outdoors will now occur within the building. J. Green explained that the decibel levels of noise decrease significantly every time the distance from the source doubles. Chair Carr asked if there were questions from the Board. S. Hodsdon asked if the chipper would be located and operated in the log storage area. This would be the case. She requested an equipment list. All of the machinery indoors would be run by electricity from Ever Source. The generator would be used as a backup in case of power outages. E. Swinford asked about operation of the hammer mill. This will be operated 24 hours daily, however, that will be indoors. Wood pellets will be available for purchase for home use on-site. Bill Hanes, who did the previous sound study back in 2010 or 2011, does not have any paper work on that study. However, he will work with the State Police, once they have their meter calibrated to do a re-test on the site. S. Hodsdon asked about insulation of the building for sound management. The building has 30' thick concrete walls, with an insulated ceiling. E. Tasker asked about the nature of the raw materials. There will be mixed woods, including wood chips, sawdust, and logs.

PUBLIC HEARING: Chair Carr opened the public hearing on the proposal for American Wood Pellets Inc. at 7:49 p.m. She called for testimony from abutters to the proposed project. T. Treadwell submitted a noise plan that was prepared for another wood pellet plant prior to its opening. He stated that such a study can be done. J. Green noted that the current proposal is at a site where a similar project was previously approved. The current proposal will be an upgrade that will remove the old equipment. K. Preston asked to have the equipment manufacturer's figures on the decibel levels for the proposed equipment. D. Kerr testified that he supports the proposal for the wood pellet plant. He is concerned about the noise levels from the chipper. A diesel powered chipper would be louder than wood chipping for residential use. There is no muffler on a tree chipper. It was suggested that the Board do a site visit to an existing wood pellet plant for a day, in order to get an idea of the sound. T. Kennedy, who has lived on Shackford Corner Road for 40 years. He explained that with Timco's operation he noticed a difference in the noise level when the chipper was turned around to a different direction. He was also concerned about the backup beepers. He asked that the applicant be a good neighbor and either do the chipping indoors, or build a sound wall around the operation. J. Green noted that moving the chipper indoors would not be feasible. S. Mulcahy noted that a retaining wall was built around the debarker for the previous operation. R. Treadwell stated that based on his

attending three meetings on the proposal, it was his understanding that a noise study would be done, and that this has not happened. He is concerned that he bought a home in a quiet area, and that he might not be able to sell his house in the future. M. Sargent, on Maple Street, stated that he did not want to deny E. Dudek a viable use of his property. However, he is concerned that the noise would ruin his enjoyment of his property. R. Duane testified that the proposed wood pellet plant would be inconsistent with the existing businesses in the Barnstead Business Park, namely a day care center, pallet manufacturer and automotive businesses. Could the proposed business be brought in without the tree chipper? M. Sargent stated that he did not think that the proposal would be consistent with the day care business. R. Treadwell read from the zoning ordinance about environmental impact statements and stated that the Board should not approve the project if there was to be an impact. Chair Carr closed the public hearing at 8:15 p.m. E. Swinford made a motion to schedule a site walk of the property with the applicant on Thursday, April 28, 2016 at 6:00 p.m. The public hearing will be continued to a special meeting of the Planning Board at 7:00 p.m. at the Town Office, following the site walk. K. Preston seconded the motion. The motion passed unanimously. Fire Chief Mulcahy will attend. The applicant was requested to supply the Board with a complete list of the proposed equipment to be used on-site, with manufacturers names and model numbers as soon as possible.

7. MINOR SUBDIVISION APPLICATION/MINOR LOT LINE ADJUSTMENT:

APPLICANT: Mary Lee Johnson **AGENT:** Paul Zuzgo, LLS **LOCATION:** Tax Map 10, Lot 16/112 Cann Road. Tammy (last name?) and P. Zuzgo represented the applicant. They explained that based on their deed research, M.L. Johnson did not own as much water frontage as she originally thought. She does not own the frontage on the river, although she has been paying taxes on it for many years. It is owned by George Jones' heirs. Historically, Mr. Jones purchased frontage near them dams of many lakes in speculation that power companies may be interested in acquiring the rights for power generation purposes. This is a legal issue that the applicant will need to resolve. The issue before the Planning Board is that the applicant wishes to subdivide and sell a 5 acre lot with the existing house, and retain the remaining plus or minus 26 acres of land for use by herself and her son for their lifetime. Her intent is to deed the land to the town for conservation purposes in perpetuity. This will be included in a deed restriction that will run with the land. As part of her proposal, the applicant proposes to do two minor lot line adjustments in order to give additional land to two of her abutters. This will make the existing lots more conforming. E. Tasker asked if Cann Road was a private Road, and could it be subdivided. Each of the lots has access by easement to the private road. E. Swinford made a motion to accept the application as complete. This was seconded by K. Preston. The motion passed unanimously.

PUBLIC HEARING: Chair Carr opened the public hearing on M.L. Johnson's application for a minor subdivision and two minor lot line adjustments at 8:20 p.m. She asked for testimony from abutters to the proposed project. A. Pinkham and J. Artesi, abutters were present, and requested to see the plan. They wanted clarification as to what the proposal entailed. They viewed the plan and asked questions. There being no further questions, Chair Carr closed the public hearing at 8:33 p.m. E. Swinford made a motion to approve the minor subdivision and minor lot line adjustments. This was seconded by K. Preston. The motion passed unanimously.

8. SITE PLAN REVIEW APPLICATION/ROAD AND SITE MAINTENANCE FACILITY:

APPLICANT: Locke Lake Colony Association (LLCA) **AGENT:** Paul Zuzgo, LLS **LOCATION:** Tax Map 45, Lot 14, 257 North Barnstead Road P. Zuzgo represented the applicant. Chair Carr read the application for the Locke Lake Colony Association into the record. The application was signed for the Association by M. Brown. The proposal is for a road and site maintenance facility on North Barnstead Road. It will include a new 60' X 40' metal shop maintenance building on an existing maintenance site. The Zoning Board of Adjustment approved a variance for the proposed building at their meeting of March 21, 2016. The variance was granted contingent upon the LLCA planting a row of 6' – 7' arbor vitae, 3' – 4' apart from the driveway to the end of the disturbed area to screen the area from the road. As part of the proposal, the propane fuel storage area will be moved. The site will be serviced by a new 1,250 gallon approved septic tank with a pump system. The existing structure will remain as "cold storage". The area is currently wet. Chair Carr asked about the line of site to the road, it is 250' – 300'. E. Swinford asked if the applicant had discussed the proposal with the Fire Chief. The building does not meet the square footage for the sprinkler requirement. The building is all steel. The diesel tank will be covered, and remain in its existing location. Lightning will be down turning. The wetlands have been flagged on the site. Loam and snow storage areas are shown on the plan. Chair Carr noted that waivers have been requested from Sections 2-A, and 2-H. K. Preston made a motion to accept the application as complete. This was seconded by S. Hodgdon. The motion passed unanimously.

PUBLIC HEARING: Chair Carr opened the public hearing on the LLCA's application at 8:55 p.m. She asked for testimony from abutters to the proposed project. J. Sidel, of North Barnstead Road, stated that storage of boats, snow mobiles, and campers is not allowed by the zoning ordinance. He was concerned about encroachment on the wetlands. He noted that a recent LLCA newsletter stated that storage at the maintenance area is full. He is concerned about the hours of operation, as he has been woken at 6:15 a.m. by loud trucks. He is concerned about groundwater quality and increased road traffic having an impact on the road. E. Swinford asked if he had expressed his concerns to the LLCA Board of Directors. B. Grey stated that the deed restriction for the property allows for storage at the site. The manager for the property indicated that some of the boats have already been removed from the site. Others will be sold at auction. J. Wayne, an abutter asked about the doors to the new building. They will be facing the existing salt shed. He is concerned about his property values. D. Mousseau is concerned about noise from the trucks, and the site is not well maintained. There were concerns that the proposal has grown from an expansion of an existing building to a new structure. It was a consensus of the Board that vegetative screening and site maintenance are issues. Chair Carr closed the public hearing at 9:15 p.m. There was discussion of a possible site walk of the property. Waivers have been requested as part of the application. K. Preston made a motion to approve the waivers to Sections 2-A and 2-H, as requested. This was seconded by D. Frenette. The motion passed by a majority vote, with B. Grey abstaining. There was further discussion about the visual and noise issues associated with the site. The Board suggested that the appropriate way to address these issues would be for the abutters to meet with the LLCA to work out potential solutions to these problems. M. Brown, on behalf of the LLCA, stated that the Board can reconsider their policies to address local concerns. It was suggested that there be a discussion at the next LLCA board meeting. K. Preston made a motion to approve the application. This was seconded by D. Frenette. The motion passed by a majority vote, with B. Grey and E. Swinford abstaining.

9. **CORRESPONDENCE:**The OEP annual conference will be June 4, 2016 at the Marriott. The deadline for applications is May 27, 2016. There was a note from K.Schacht stating that she would not be able to make the meeting. The new Selectboard's representative will be S. Dunne. D. Allen requested that the housing information be sent to the Board. There was a letter from DES stating that they were doing an administrative review of the permit for Barnstead Sand and Gravel to determine compliance.
10. **OLD BUSINESS:**There was none.
11. **NEW BUSINESS:**There was none.
12. **MINUTES:** 3/3/16. Chair Carr requested that the minutes be amended to identify Chief Mulcahy as Chief and not Acting Fire Chief. E. Swinford made a motion to approve the minutes as amended. This was seconded by K. Preston. The motion passed unanimously.
13. **ADJOURNMENT:**E. Swinford made a motion to adjourn. This was seconded by K. Preston. The motion passed unanimously. The meeting adjourned at 9:50 p.m.

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