



**MEETING MINUTES
BARRINGTON PLANNING BOARD MEETING
Barrington Annex (next to the Elementary School)
572 Calef Highway
Barrington, NH 03825
Tuesday November 18, 2014
6:30 p.m.**

ROLL CALL

Members Present

Anthony Gaudiello-Chair
Jason Pohopek Vice-Chair
Joshua Bouchard
George Calef
Bob Williams
Dennis Malloy, Ex-officio

Members Absent

Jackie Kessler

Alternate Member Present

Daniel Ayer

Town Planner: Marcia Gasses

MINUTES REVIEW AND APPROVAL

1. Approval of the November 4, 2014 Meeting Minutes.

Without objection the minutes were approved as corrected.

The Board moved to Other Business to allow time for additional representatives from Turbocam to arrive.

ACTION ITEMS

2. [234-1.5-V-14-SR-3.4 & 9.6 \(Applicant: Turbocam, Owner Town of Barrington\)](#) Request by applicant to present a Site Review for the purpose of constructing a building footprint with 26,640 s.f. of industrial space and 6,240 s.f. of office space, 3.4 Conditional Use Permit for a light manufacturing use within the Village District and a 9.6 Special Permit for a 478 s.f. of grading within the 50' wetland buffer on a 3 acre lot located on Redemption Road (Map 234, Lot 1.5) in the Village (V) Zoning District. By: Michael Sievert, P.E.; MJS Engineering, PC; PO Box 359;Newmarket, NH 03857

Mike Sievert brought the Board up to date on the revisions to address the concerns of Dubois & King. The plans remained the same from the last time. The references would be added that Dubois & King requested.

Marion Noronaha explained that the metal treatment was a chemical process. It was the same treatment they had been doing in Dover for the last six years. The parts were dipped into electrically heated chemicals and then a water soluble antirust solution.

A. Gaudiello asked Mr. Noronaha if there was anything Board needed to know about the chemicals being used.

Mr. Noronaha that the chemicals were toxic every employee wore a badge. The badge worn by the employees would go off if levels became unhealthy. The only time a badge had gone off in the past was when someone went out for a smoke break, smoke was more dangerous. If the badge goes off then everyone would need to leave the building. The process was a proprietary process but based upon a common metal treatment process, which people do for hardening metal.

A. Gaudiello asked what the safety measures or methods of containment were that they planned to utilize.

Mr. Noronha explained the capacity of the containment was always at 110% of the chemicals that could be used. There was a 3" dip in the floor designed to hold eight times the volume of the chemicals that would be used. The area was all concrete contained. The reason they are doing this was to make the environment safer for their employees. Currently the employees need to place items in tanks. In the future the process would have the operation contained and people would not need to go near it unless there were repairs.

A. Gaudiello asked if the basin contained a grate or other means to keep the employee from tracking in any spilled chemicals.

Eliot Wilkens explained that the workers be wearing special suites that would be shed before leaving the area. A shower area would be provided.

D. Ayer asked if the floor was secondary containment.

Eliot Wilkens explained that in addition to the floor that a stainless steel box contained the process itself and acted as containment.

D. Ayer asked if the process was electroplating.

Marion Noronha explained it was a proprietary process that was similar but not the same as the processes other companies were using.

J. Pohopek asked what happens when the chemicals fall on the concrete floor.

Marion Noronha explained that dry chemicals would be swept up. If it was a wet chemical it would have to be neutralized by putting a chemical into it. The cleanup process would always be trying to create an inert substance. There would be a containment area for new chemicals coming in and a containment area for old chemicals which would be sent out for recycling. The reason for the new facility was to better manage the chemicals and the process to make it as safe as possible for the workers and the environment.

D. Ayer expressed that the company runs a very clean, organized and safety concerned operation. He had attended the open house the prior evening and toured the building.

D. Malloy asked what form the old chemicals leave the plant in.

Marion Noronha expressed the chemicals leave in liquid form by certified DOT drivers. The companies taking the chemicals away are also licensed. The company would be following 29 CFR and 40 CFR Code of Federal Regulations and Highway Code 500. The company removing the material is also licensed. The removal will happen three or four times a year.

Eliot Wilkens explained that the setup will be one where nothing could be discharged into the ground water and the process would have dual containment.

A. Gaudiello took public comment.

Rick Spinale asked if they would continue with their Dover operation.

Marion Noronha explained the Dover facility would be the backup facility.

Mr. Nichols asked if they are monitored by the State.

Eliot Wilkins explained they are inspected annually and the inspection was without notice.

Marion Noronha expressed they have to comply with all State regulations.

Eliot Wilkins explained that they would build to what the code required and that the State would come and inspect what they build and grant or deny the company approval to operate.

A. Gaudiello closed public comment.

G. Calef explained that the Town can only go so far in a regulatory basis. His business had to deal with over 30 regulatory bodies. There was a lot of oversight of businesses beyond the Board's regulations.

A. Gaudiello asked Mike Sievert to present the waiver request.

Mike Sievert explained they were asking for a waiver from 4.9.13 to allow 39 spaces where 64 were required. Based upon the number of employees of 20-25 the excess spaces were not necessary. Mr. Sievert explained the safety of the internal traffic flow.

A. Gaudiello expressed that there would be additional parking at Building 2 if needed and the proposed amount of parking was well within the anticipated employee count, consistent with the requirements in 4.9.9.

Mike Sievert expressed they have a small amount of space available for additional parking on the site. In addition the access road to the adjacent lot would be upgraded and a parking easement would exist for additional parking if needed for the use of both lots.

A motion was made by D. Ayer and seconded by G. Calef to allow 39 spaces where 64 were required because additional parking was available on adjacent lot.

The motion carried unanimously.

A. Gaudiello asked if there was any comment in regard to the engineering comments from Dubois & King

J. Pohopek asked about the odor.

Eliot Wilkens expressed there would be a scrubber installed. It takes all the exhaust from the process and scrubs it. There would be no odor from the process.

Marion Noronha explained the wet scrubbing process and the dry scrubbing process. The wet scrubbing would take the chemical and capture it in the water. Dry scrubbers are used when the exact chemical was known. The dry scrubber was an additional safe guard that would be taken it was not something that they had been asked to install. The system was much safer than the prevalent existing practice used by companies. He went on to explain that the safety was very important and worth the additional cost to assure his employees are returned to their families each day as healthy as or healthier than when they arrived.

A motion by was made by D. Ayer and seconded by G. Calef to conditional approval of the application, with the precedent and subsequent conditions presented in the staff recommendations.

A. Gaudiello asked M. Gasses to read the Notice of Decision into the record.



Planning & Land Use Department

Town of Barrington

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DRAFT NOTICE OF DECISION

[Office use only]	Date certified:	As builts received:	Surety returned
<p><i>"Applicant", herein, refers to the property owner, business owner, individual(s), or organization submitting this application and to his/her/its agents, successors, and assigns.</i></p>			
<p>Proposal Identification: 234-1.5-V-14-SR-3.4 & 9.6 (Applicant: Turbocam, Owner, Town of Barrington) Request by applicant to present a site review for the purpose of constructing a building footprint with 26, 640 s.f. of industrial space and 6,240 s.f. of office space, 3.4 Conditional Use Permit for light manufacturing use with in the Village District and a 9.6 Special Permit for a 478 s.f. of grading within the 50' buffer on a 3 acre lot located on Redemption Road (Map 234, Lot 1.5) in the Village (V) Zoning District. By: Michael Sievert, P.E.; MJS Engineering, P.C.</p>			

<p>Applicant: Turbocam International Eliot Wilkins 607 Calef Highway Barrington, NH 03825</p>	<p>Dated:xxxxx /2014</p>
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Dear applicant:

This is to inform you that the Barrington Planning Board at its xxxx , 2014 meeting **CONDITIONALLY APPROVED** your application referenced above.

A 9.6 Special Permit for a 478 s.f. of grading within the 50' buffer was granted on October 21, 2014

A Conditional Use Permit for a Light Manufacturing Use was granted on October 21, 2014

A waiver was granted for a reduction in parking to allow 39 spaces, where 64 is required.

All of the precedent conditions below must be met by the applicant, at the expense of the applicant, prior to the plans being certified by the Planning Board. Certification of the plans is required prior to commencement of any site work or recording of any plans. Once these precedent conditions are met and the plans are certified the approval is considered final.

Please Note* If all of the precedent conditions are not met within 6 calendar months to the day, by xxxxx, 2015, the Boards approval will be considered to have lapsed, unless a mutually agreeable extension has been granted by the Board.

Conditions Precedent

- 1) Add the following plan notes
 - a) A Conditional Use permit for a Light Manufacturing Use was approved on October 21, 2014
 - b) A 9.6 Special Permit for a 478 s.f. wetland buffer impact was granted on October 21, 2014
 - c) Add waiver to 4.9.13(2) minimum parking requirements *(If Granted)*

- 2) Revise the following plan notes
 - a) Note #19 page C1
Add the NHDES Alteration of Terrain Permit #
Add the NHDES Subsurface Bureau C.A. #
Add the NHDES Water Supply Permit #

- 3) Town Counsel shall approve all easement language

- 4) Reference the source of the rainfall data modeled in the Drainage Report *(Added by Board)*

- 5) Incorporate the results of the percolation test supporting the infiltration rate in the Drainage Report for documentation. *(Added by Board)*

- #6) Any outstanding fees shall be paid to the Town

- 7) Prior to obtaining Board signature, the Applicant shall submit three(3) complete paper print plan sets and supporting documents as required in Article 3 with a letter explaining how the Applicant addressed the conditions of approval. This shall include final and complete reports for all items submitted during review for the Town of Barrington's file. The Chairman shall endorse three copies of the approved plan(s) meeting the conditions of approval upon receipt of an executed bond for all improvements, excluding buildings. The Town shall retain a signed and approved reproducible 11"X17", and PDF format with supporting documents for Town records.

General and Subsequent Conditions

- #1) Where no active and substantial work, required under this approval has commenced upon the site within two years from the date the plan is signed, this approval shall expire. An extension, not to exceed one year, may be granted, by majority vote of the Board so long as it is applied for at least thirty days prior to the expiration date. The Board may grant only one such extension for any proposed site plan. All other plans must be submitted to the Board for review to ensure compliance with these and other Town ordinances. Active and substantial work is defined in this section as being the expenditure of at least 25% of the infrastructure improvements required under this approval. Infrastructure shall mean in this instance, the construction of roads, storm drains, and improvements indicated on the site plan. RSA 674:39

(Note: in both sections above, the numbered condition marked with a # and all conditions below the # are standard conditions on all or most applications of this type).

Roll Call Vote

Anthony Gaudiello-Chair	aye
Jason Pohopek Vice-Chair	aye
Joshua Bouchard	aye
George Calef	aye
Bob Williams	aye
Dennis Malloy, Ex-officio	aye
Daniel Ayer	aye

The motion carried unanimously.

COMMUNICATIONS RECEIVED

New Applications for December 2, 2014

- 1) Lot Line Revision on Sherborne Road

- 2) Change of use/site plan for 914 Calef Highway and generator on adjacent lot, owner Wayne Picard.

Continued Applications for December 2, 2014

- 1) Gerrior

Section 9.4 suggested language as provided by Marcia Gasses, Town Planner for discussion by the Board.

M. Gasses provided a memo with possible revised language to the Zoning Ordinance in section 9.4. Ms. Gasses explained this was a starting point for the Board to review and think about. The concern was trying to create language that allowed a structure of 200 sq. ft. or less, which did not require a building permit under the current building code or Zoning Ordinance to be constructed in the buffer. The Board was encouraged to review and make suggestions. There was language in the current regulation which implied that Planning Board approval was required for simply walking in the buffer, which would be considered passive recreation.

9.4Permitted Uses and Structures

The uses and structures listed in Paragraphs (1) through (5) of this Section, and no others, except as provided for in Subsection 9.5.1, are permitted in wetlands and their buffer areas ~~but only if the Planning Board determines that such a use or structure is consistent with the purposes expressed in Section 9.1;~~ *provided the use or structure* does not involve substantial alteration of the surface configuration of the land; and will not result in a significant net loss of values associated with the functions of the wetland.

- 9.4(1).....Forestry/tree farming; and
- 9.4(2).....Agriculture, including grazing, farming, truck gardening and harvesting of crops; but not including the stockpiling of manure or other activities or practices that could contaminate surface water or groundwater; and
- 9.4(3).....Drainage ways: streams, creeks or other paths or normal runoff water; and
- 9.4(4).....Open space, wildlife refuges, conservation areas, nature trails and passive recreational uses; and
- 9.4(5).....Culverts, footbridges, catwalks, ~~and~~ wharves; *sheds, and similar pole mounted structures with a combined area of 200 square feet or less* only, provided that:
 - 9.4(5)(a)The structures are constructed on posts or pilings so as to permit the unobstructed flow of water; and
 - 9.4(5)(b)The natural contours of the wetland shall be preserved.

J. Pohopek asked if 200 sq. ft. was called out elsewhere.

M. Gasses explained that structures 200 sq. ft. or less did not require a building permit or need to comply with setbacks.

A. Gaudiello expressed the 50' was a restrictive regulation not a prohibitive regulation. A citizen and the Code Enforcement officer asked the Board to consider language which would address the issue of small

sheds. The Board had told the Code Enforcement Officer the Board would work on the issue so that he could delay action on the matter.

J. Bouchard had questions on how the structures would be measured if they were on posts or pilings.

The Board would discuss the issue further at a subsequent meeting.

REPORTS FROM OTHER COMMITTEES

UNFINISHED BUSINESS

OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE BOARD

SETTING OF DATE, TIME AND PLACE OF NEXT MEETING AND ADJOURNMENT

December 2, 2014 Elementary School Annex, 572 Calef Highway at 6:30 p.m.

Without objection the meeting was adjourned.

Respectfully Submitted,

Marcia J. Gasses
Town Planner & Land Use Administrator