

**MINOR PROJECT REVIEW COMMITTEE
MEETING MINUTES
FEBRUARY 7, 2012**

Present: Peter Kulbacki, Vicki Smith, Don Ware, Ryan Borkowski, Jeryl Frankenfield, Jonathan Edwards, Richard Welind, Denis Cote, Paul Gendron, Kevin Sheehan, John Shepherd

Minutes of April 20 and May 3, 2011

The minutes of April 20, 2011 were reviewed. On a motion by Ryan Borkowski and a second by Peter Kulbacki, the minutes were unanimously approved.

The minutes of May 3, 2011 were reviewed. On a motion by Jonathan Edwards and a second by Peter Kulbacki, the minutes were unanimously approved.

12-04 Submission of Application for Minor Project Review by Kindred Healthcare-Hanover, for Ventas Realty Limited Partnership, property owner of record, to install a generator at 49 Lyme Road, Tax Map 46, Lot 17, in the “GR-2 & “SR-2” zoning districts.

This project is a minor project because a new generator at ground level is proposed.

Peter asked for clarification about the “s” in the generator room plan. It represents a system smoke detector. The courtyard sketch was oriented to the facility. The sound attenuation will reduce the noise to 85db at the generator so that it will sound like a diesel truck idling. There are insulators on the bottom of the generator so it won't vibrate as much. As long as it meets the noise standards at the property line, it is zoning compliant with regard to noise.

Ryan and Jerry had concerns about the diesel fuel delivery. The current proposal is to bring the delivery hose through the corridor from the parking lot to the courtyard where the generator will be located. There was concern about fumes and spills and the need to secure the corridor when a delivery is being made. The fuel tank is double-walled and at the base of the tank. It will hold 48 hours of fuel or about 1300 gallons. There is a heater on the tank. A ten foot exhaust stack is mounted above the generator. There are no air intakes or exchangers on that side of the roof near the generator.

Jerry would like to see a note from the fuel supplier stating that delivery through the corridor is acceptable. Ryan noted that the State licensing agency will also review the generator and it is up to the applicants to obtain the proper State permits.

The current fuel tank will be abandoned. Ryan suggested removing it so it is not a potential water contaminator or other liability later. Ryan also noted that a 10 foot stack on an 11 foot high generator may need anchoring, so that a seismic design for seismic category C may be required with the building permit. An 18 inch concrete base is planned for better anchoring of the generator.

On a motion by Jonathan Edwards and a second by Peter Kulbacki, the Committee found that the applicant had provided adequate information and that the application was complete.

There was no public comment. The Committee, on a motion by Jonathan Edwards and a second by Don Ware, found that the Standards in Article 9 have been met.

There was a motion by Jery Frankenfield that was seconded by Ryan Borkowski to approve the project with the following conditions:

- 1) That no building permit be issued until the applicant develops a procedure for providing fuel to the generator that is found to be acceptable to Jeryl Frankenfield; and
- 2) That no building permit be issued until the applicant develops a procedure for mitigation in the event of a diesel spill in the courtyard, in the corridor and in the parking lot.

The motion was unanimously approved.

Meeting adjourned at 2:15 PM.

Respectfully submitted,
Vicki Smith, Scribe