

TOWN OF JAFFREY
Jaffrey, New Hampshire
PLANNING BOARD
Meeting Minutes
February 8, 2011

Present: Chairman Merrell, Members Deschenes, Despres, Doane, Kresge, McCarthy, Moore and Selectmen's Representative MacIsaac

Absent: Members, Grodin and McCarthy

Staff: Recording Secretary Lemire, Jo Anne Carr, Director of Planning and Economic Development, Building Inspector Baron

MEETING MINUTES APPROVAL

No action

PRELIMINARY HEARING

None

CALL TO ORDER

Chairman Merrell called the public hearing to order at 7:30 p.m. Notice of public hearing PB 11-03 and PB 11-04 was posted in the Town Office building, the Library; copies were sent to the Planning Board, the Conservation Commission, and the Board of Selectmen. Members Despres and Moore would vote.

APPLICATION ACCEPTANCE

1. PB 11-03; PLH, LLC, 136 Old Sharon Rd., Map 255/ Lot 2, Zone: Rural (without town water) / Industrial.

Site Plan - The applicant proposes to amend a previously approved site plan.

On a motion by Doane, seconded by MacIsaac the application proposing to amend a previously approved site plan was accepted. (6-0).

On a motion by MacIsaac, seconded by Doane the board determined that the application was not one of regional impact. (6-0)

2. PB 11-04; PSNH, (780 N. Commercial St., Manchester, NH), properties between Monadnock Station, Troy to Peterborough Station, Peterborough.

Site Plan - The applicant proposes upgrades on existing PSNH power line corridor.

Members Deschenes and Doane stated that they are abutters but they do not feel the need to recuse themselves.

On a motion by Doane, seconded by Deschenes the application proposing upgrades on existing PSNH power line corridor was accepted. (6-0).

At the January 11, 2011 public hearing the board voted that the application was not one of regional impact. Chairman Merrell noted that the decision still stands. A new vote was not taken.

PUBLIC HEARING – NEW

TOWN OF JAFFREY
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PLANNING BOARD
Meeting Minutes
February 8, 2011

1. PB 11-03; PLH, LLC, 136 Old Sharon Rd., Map 255/ Lot 2, Zone: Rural (without town water) / Industrial.

Site Plan - The applicant proposes to amend a previously approved site plan.

Presentation: Kevin Anderson, Meridian Land Services, Inc.

Appearance: Steve Pelkey

Mr. Pelkey is proposing to construct a new 12,000 square foot (60 x 200) warehouse to be used for storing low level Class C pyrotechnics. The 49 acre parcel is split between the industrial and rural district. All improvements will be made within the industrial district and all industrial zone regulations will be adhered to. Setbacks to other buildings are required to be 300 feet. The proposed warehouse will be a minimum of 320 feet from any other building.

The company employs approximately 18 people and there are 32 parking spaces. The existing access drive will move into a gravel parking lot which is large enough to allow a tractor trailer to turn around. The building will have four loading dock places, one drive in access and three man doors. Exterior lighting will be limited to four wall packs none of which will be placed on the road side of the building. All storm water will be retained on site by way of a swale along the back of the property that diverts to a large detention basin. All utilities will be underground.

Member Doane asked if the building, although not required because of the size, will have fire suppression. Mr. Pelkey stated it would not. Member Despres asked when they hoped to begin construction. Mr. Pelkey estimated September or at least not until their busy season has passed.

Chairman Merrell asked if any permits were required. Mr. Pelkey replied that the only license they are required to have for any storage capacity of hazardous material or low explosive is through the State of New Hampshire and that license is not issued until there is a building.

Selectmen's Representative MacIsaac asked what happens if there is an accident and no fire suppression. Mr. Pelkey explained that because of the way the product is packaged it is unlikely that the materials would self combust.

Chairman Merrell asked for the type of construction of the proposed building. Mr. Pelkey replied it would be metal pre-fab. Mr. Pelkey stated that he has been looking at two different buildings and has not made a decision yet therefore he did not have a copy of what the building will look like.

There being no further questions Chairman Merrell closed the public hearing.

2. PB 11-04; PSNH, (780 N. Commercial St., Manchester, NH), properties between Monadnock Station, Troy to Peterborough Station, Peterborough.

Site Plan - The applicant proposes upgrades on existing PSNH power line corridor.

Presentation: David Stills, PSNH Project Engineer

Appearance: Lindsay O'Reilly, Wetlands Scientist, Gove Environmental Services, Inc.

TOWN OF JAFFREY
Jaffrey, New Hampshire
PLANNING BOARD
Meeting Minutes
February 8, 2011

Members Deschenes and Doane stated that they are abutters but they do not feel the need to recuse themselves.

Chairman Merrell asked Mr. Stills to explain why the board was hearing the application for a second time. Mr. Stills did apologize for the confusion and mix-up of information at the January meeting which required the application to come before the board again.

The application before the board is to add a second 34 kv line in the corridor which will give more reliability to the system. The line is centered in a 100 foot wide right of way. The poles currently seen are between the 35 and 50 foot range. There will be some exceptions, a bit taller, but not many. If a pole location has to be adjusted to avoid an impact then that too may result in a change of pole height. The new line will be off-set; on the south side it will be 25 feet off-set from the center line and 25 feet in from the edge of the right of way. The new line will essentially look like what is there now.

There is a significant amount of wetland impact. To aid in minimizing the impacted area abutting property owners with driveways or access roads to the wetlands will be contacted and asked if there access could be used. Typically the actual impact is between one half and two thirds of whatever the proposed impact area applied for is. In this project there are 36 square feet of permanent impact. It is their hope to have all permits by March and work completed by the end of November of 2011.

Resulting from concern expressed about the Osprey nests PSNH met today with NH Audubon. There is concern that a new, taller line could potentially cause problems. PSNH will take another look at the crossing for existing line clearances and see what kind of options there are. If the existing structures are to be replaced with something taller PSNH will contact Fish and Game or Audubon and have someone on-site during the construction process. They will cut the cross arms that the nests are now on and reattach them to the top of a taller pole. The goal is to have the nest ten feet above the wires. It is his understanding that this type of movement generally doesn't present a problem and it has been done in a few other locations in the state. At the request of NH Audubon work in this area will not take place between April and September.

Member Kresge asked if the new line would be the same size as the existing one. Mr. Stills replied that it will be slightly larger but it will not be noticeable from the road. Member Kresge asked why the taller poles are required. Mr. Stills explained that pole heights are typically 35 feet however it depends on the ground clearance which can change if there is an alteration of terrain; the higher they go the more clearance they have. The poles, with the exception of the angles in the run, will not necessarily be side by side. There may be a longer span with the old wire and a shorter span with the new, heavier wire. Member Kresge commented that from the described construction schedule it doesn't seem that the work will be taking place under frozen conditions and asked if DES was okay with that. Mr. Stills replied that DES had no objections.

Member Doane commented that it appeared some of the work will take place during mud season. Mr. Stills agreed. Member Doane asked if where they cross private roads or driveways should they get torn-up would PSNH mitigate? Mr. Stills agreed.

Member Doane asked if there would be any impact on peoples tv's, radios or cell phones? Mr. Stills replied no.

TOWN OF JAFFREY
Jaffrey, New Hampshire
PLANNING BOARD
Meeting Minutes
February 8, 2011

Chairman Merrell asked if a special exception was granted by the ZBA. Ms. O'Reilly stated that the application was presented to and granted by the ZBA on February 1, 2011. Chairman Merrell pointed out that the ZBA in their decision made a comment about an issue raised by Mr. Rick Fernald.

Mr. Fernald is a resident of Mark St. and lives directly adjacent to the sub-station. In preparation for the proposed work there was a significant amount of tree removal within the right of way. In removing the trees it directly exposed the sub-station and some transformers. With the trees removed you can hear a constant humming sound. All the Mark St. residents are affected by the noise and Mr. Fernald is asking if there is a reasonable accommodation that can be made to buffer that sound. In addition to a letter from the neighbors pictures were also submitted to the board. Chairman Merrell read the letter into the record. Following discussion on methods to reduce the noise Mr. Fernald commented that the previous tree line had done a good job as a buffer therefore planting new trees that are not line threatening would be acceptable to him. Mr. Stills was not familiar with the Mark St. area but he would have someone from PSNH take a look at it.

Chairman Merrell also recognized a letter from property owner Mr. George Duncan. Mr. Duncan is opposed to granting the request as he feels the power line installation would be an added burden on his property. The letter was read into the record.

Member Kresge asked if they anticipated corridor access onto Jaffrey town roads. Mr. Stills replied yes.

Mr. Mark Stratton is representing his father, Albert Stratton, who owns property at 3 Mark St. Mr. Stratton agreed with Mr. Fernald stating that the noise is disturbing. Another issue raised was that when PSNH came through and did their cutting they left the trees on his property up against his barn.

Ms. Barbara Danser is involved with the Osprey and asked Mr. Stills how much higher the poles at Laban Ainsworth Pond would be. Mr. Stills replied fifteen feet. Ms. Danser stated that she is opposed to having tall poles because she feels they would have an impact on the neighborhood near the pond and to moving the Osprey nests because she fears that the taller poles may cause the exit of the Osprey.

Mr. Stills replied that according to Mr. Martin of NH Audubon the nest should be about ten feet higher than the highest line. The Osprey is a big bird and having the nests where they are is a liability issue for PSNH and a safety issue for the birds.

Chairman Merrell asked for the clearance crossing the pond. Mr. Stills estimated mid to high twenties.

Mr. Lloyd Dunning asked if the line is moved over and he has tall pines on his property which PSNH deems too tall will they cut them down. Mr. Stills was not sure what the policy is but he would look into it. Mr. Dunning also stated that abutting his property on Lehtinen Rd. there is a sub-station with an access road that people are using for camping with camp fires and leaving their trash behind on his property. Is this allowed by PSNH? Can something be done to keep the people out? Mr. Stills replied that he would have to look at the property to see what type of easement PSNH has and depending on what he finds perhaps a gate with a double lock would be appropriate.

TOWN OF JAFFREY
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PLANNING BOARD
Meeting Minutes
February 8, 2011

Mr. Ken Garraghty asked if the current line has a useful life and if it does is it removed? Mr. Stills replied that once a line is established, unless there is a major change in the way the system is operated, it remains; there is no useful life.

Mr. Stratton asked if the Mark St. area would be subject to more noise as a result of the proposed work. Mr. Stills replied there would be no additional noise generated from this project.

There being no further questions Chairman Merrell closed the public hearing.

PUBLIC HEARING – CONTINUED

None

DECISIONS

1. PB 11-03; PLH, LLC, 136 Old Sharon Rd., Map 255/ Lot 2, Zone: Rural (without town water) / Industrial.

Site Plan - The applicant proposes to amend a previously approved site plan.

The deliberative session was continued to the March 8, 2011 public hearing pending receipt of building information.

2. PB 11-04; PSNH, (780 N. Commercial St., Manchester, NH), properties between Monadnock Station, Troy to Peterborough Station, Peterborough.

Site Plan - The applicant proposes upgrades on existing PSNH power line corridor.

On a motion by MacIsaac, seconded by Despres the application proposing upgrades on existing PSNH power line corridor was approved as presented and per testimony given subject to the following conditions. (5-1) Roll call: Ayes -Deschenes, Despres, Doane, Kresge, McCarthy, Merrell, and Selectmen's Representative MacIsaac. Nay - Moore

Conditions:

1. In the Mark St. area; install a vegetative screen to replicate what was previously there.
2. The removal of slash and trees is to be completed.
3. A letter from Fish and Game stating that they approve that the proposed method is an acceptable way to move the Osprey nests.
4. Coordinate any activities on Jaffrey streets with the authorities.

OTHER BUSINESS

The board moved into an executive session to discuss information provided by their Attorney regarding Class VI roads.

**TOWN OF JAFFREY
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Meeting Minutes
February 8, 2011**

ADJOURNMENT

The meeting adjourned at 9:05 p.m.

Submitted:

Erlene Lemire
Recording Secretary

Attest:

Edward Merrell
Chairman, Jaffrey Planning Board