

TOWN OF JAFFREY
Jaffrey, New Hampshire
PLANNING BOARD
Meeting Minutes
September 10, 2013

Present: Chairman Kresge, Members Bergeron, Deschenes, Grodin, Merrell, Moore and Selectmen's Representative MacIsaac

Absent: Member Despres

Staff: JoAnne Carr, Director of Planning and Economic Development

MEETING MINUTES APPROVAL

On a motion by Moore, seconded by Grodin the minutes of the August 13, 2013 meeting were approved as amended. (7-0)

PRELIMINARY HEARING

None

CALL TO ORDER

Chairman Kresge called the public hearing to order at 7:00 p.m. Notice of public hearing PB 13-06 was posted in the Town Office building, the Library; copies were sent to the Planning Board, the Conservation Commission, and the Board of Selectmen. Member Bergeron would vote.

APPLICATION ACCEPTANCE

1. PB 13-06 EMD Millipore Corp, 11 Prescott Rd., Map 256 Lot 1, Zone: Industrial

Amended Site Plan - The applicant proposes a minor expansion of the chemical storage building and improvements including a 50,000 gallon tank to contain fire/sprinkler water.

On a motion by Merrell, seconded by Deschenes the board determined that the application was not one of regional impact. (7-0)

On a motion by Merrell, seconded by MacIsaac the board granted the requested waivers. (7-0)

On a motion by Merrell, seconded by MacIsaac the application proposing a minor expansion of the chemical storage building and improvements including a 50,000 gallon tank to contain fire/sprinkler water was accepted. (7-0)

Chairman Kresge noted that a variance had been obtained from the Zoning Board of Adjustment for the wetland setback.

Member Grodin confirmed that he is not an abutter to this project and therefore will be voting.

PUBLIC HEARING – NEW

1. PB 13-06 EMD Millipore Corp, 11 Prescott Rd., Map 256 Lot 1, Zone: Industrial

Amended Site Plan - The applicant proposes a minor expansion of the chemical storage building and improvements including a 50,000 gallon tank to contain fire/sprinkler water.

Presentation: Ron Meehan, Newbury Designs

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Appearance: Joe Onorato – Newbury Designs, George Carmichael - EMD Millipore, Paul Grasewicz, Graz Eningeering

The subject building is located behind the main facility and it is currently used for the storage of process related chemicals used by Millipore in their processes. The proposal is to expand the building with no change of use. The purpose of the project is to bring the building up to code making it safer for employees, first responders, the fire department and the environment. A letter of support from the Fire Chief was submitted.

Mr. Meehan pointed out the improvements that will take place if approved.

- 600 square foot shed that Millipore will use to store empty, clean drums. It will be open to the air but there will be a fence around it for security.
- 940 square foot addition which will square off the area of the chemical storage building and the existing pump house. It will not be a hazardous area. The addition will be fire rated and used for storing the oil tank and building utilities (i.e.: electrical panels and transformers). There is currently an oil tank in the hazardous area and it will be removed.
- There will also be a new HVAC unit that will replace several fans currently on the roof top. Based on a noise study the new system will lower the noise level from the project to the abutters to 27 db from 51db.
- Concrete walk way for safe entering and exiting of the building.
- Increase the internal curb containment area from two inches to six which will provide 10,000 gallons of containment. This amount will still not meet the code.
- 50,000 gallon underground, double walled storage tank will provide the additional containment needed. The tank, if used, will then be pumped and removed from the site.
- Trench drains will be installed at all of the doors eliminating the possibility of any liquids (spills, fire water etc.) making their way to the environment in the case of an event. All liquids will be channeled through the drains to the tank and then pumped out safely.
- Additional doors, changed door swings and direction to meet proper egress requirements.
- Sprinkler system will be upgraded to meet code.

Member Merrell asked if the reduction in decibels is because of a containment wall around the unit. Mr. Meehan explained that although very expensive the system was chosen because of the registered noise issues with the abutters. The entire unit is insulated which eliminates the need for a containment wall. Selectmen's Representative MacIsaac asked if the quality of noise will be any different; is there a trade-off of a quieter noise for an annoying noise? Mr. Meehan felt that it would be the case because of the noisy metal fans on the roof that will be replaced. Selectmen's Representative MacIsaac asked if any noise, such as a hum, would be generated from the transformer in the building. Mr. Meehan explained that there will be a low hum but the transformer will be inside the building surrounded by masonry walls so he does not feel the sound would be heard.

Member Grodin asked where the water source is for the sprinklers. Mr. Meehan stated that there is a 200,000 gallon water tank next to the building. Chairman Kresge asked if the fire protection need has dictated the 200,000 gallon water tank what's the expected usage for an event. Chairman Kresge also addressed the comments submitted by the DPW; what happens in the event that the 50,000 gallon storage

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tank is filled up; what is the contingency plan for overflow? When is the time to be pumped out and where will it be disposed of? Mr. Meehan explained that the 200,000 gallon water tank is used for the entire facility; not just the chemical building. Theoretically you could overflow the storage tank but he doesn't feel it's likely. As for removal, it would be emptied and taken away to be disposed of properly.

Member Merrell asked if the proposed containment exceeds the code. Mr. Meehan replied that it does. It was calculated at 42,000 and the tank will hold 50,000 in addition to another 10,000 gallons that the trench will hold.

Member Moore asked who sets the guidelines. Mr. Meehan stated that the guidelines are set by the building code and the NFPA.

Ms. Carolyn Saari is an abutter and asked if any trees would be taken down to make way for the expansion. Mr. Meehan replied that no trees would be removed. Ms. Saari asked about the trees that were recently removed from along the Prescott Rd. side of the property. Will they be replaced? Mr. Carmichael stated that beginning next week they will be replacing the pine trees that were removed with six or eight 10-12 foot spruce trees.

Mr. Bill Johnson is an abutter to the east. The Millipore well draws his well down and he wants to make sure that the integrity of his water is maintained. What if there is an accident and liquid escapes – will that affect the integrity of his well. Mr. Meehan feels that a big part of this project will help in that condition because of the increased containment.

Member Bergeron asked if the underground tank will require any type of regular maintenance. Mr. Meehan replied that they will be electronically monitored.

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

2. Compliance Hearing – The applicant is submitting documentation as required by the Conditional Approval by the Planning Board on March 13, 2013; case number PB 13-01.

Presentation: Seth Avery

Appearance: Dennis Avery

Mr. Avery relayed that Ms. Carr visited his property to ensure all conditions were met. Photos of the work done were submitted into the record. Chairman Kresge stated that he had stopped by the property and complimented the work done on the fencing.

Mentioning the driveway access Chairman Kresge recalled that the last approval incorporated the requirement that the traffic going to the property would be coming off Ridgecrest and not Pinecrest. Mr. Avery explained that at the moment the gate is open to accommodate a tenant in the upper house because they cannot make the sharp left corner to come up the driveway. If it is an issue to leave this access open he will close the gate and the tenant can turn around at the bottom of the driveway. Ms. Carr stated that the turn at the top of the driveway is better than 270 degrees.

Chairman Kresge asked the board if they had any issues with the gate being open and reminded the board that the reason for it being closed was that the neighborhood didn't want the traffic coming in on Pinecrest Rd. Member Merrell questioned how much traffic would be going into the property. Mr.

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Dennis Avery replied it may be people who haven't been there before or a tow truck once every other month. The request was not seen as an issue by the board.

PUBLIC HEARING – CONTINUED

None

DECISIONS

1. PB 13-06 EMD Millipore Corp, 11 Prescott Rd., Map 256 Lot 1, Zone: Industrial

Amended Site Plan - The applicant proposes a minor expansion of the chemical storage building and improvements including a 50,000 gallon tank to contain fire/sprinkler water.

On a motion by Grodin, seconded by Merrell the application proposing a minor expansion of the chemical storage building and improvements including a 50,000 gallon tank to contain fire/sprinkler water was approved with the following conditions. (7-0)

Conditions:

1. Updated SPCC to be on file with the town.
 2. Additional bollards to be placed around the tank area.
 3. Drainage pipe is to be white in color.
2. Compliance Hearing – The applicant is submitting documentation as required by the Conditional Approval by the Planning Board on March 13, 2013; case number PB 13-01.

On a motion by MacIsaac, seconded by Deschenes the board agreed that the applicant was in compliance with the conditions from a previous approval. (7-0)

OTHER BUSINESS

Class VI Roads – Chairman Kresge will e-mail a proposal to the board for discussion at the October 8 meeting.

Impact Fee Ordinance – Ms. Carr reviewed the proposed changes. On a motion by Grodin, seconded by Merrell the proposal moved to public hearing on October 8.

Master Plan – Member Merrell met with Lisa Murphy from SWRPC to discuss the review of the Master Plan. It was suggested that a standing subcommittee be setup within the Planning Board to perform the review. Member Merrell feels it should be opened up to allow interested citizens to participate.

Ms. Carr stated that she has been reviewing the Zoning Ordinance in an attempt to tidy it up. She will have various housekeeping issues to discuss at the October 8 meeting.

ADJOURNMENT

The meeting adjourned at 8:30 p.m.

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Submitted:

Attest:

Erlene Lemire
Recording Secretary

Mark Kresge
Chairman, Jaffrey Planning Board