

**TOWN OF PRINCETON
PLANNING BOARD
REGULAR MEETING
August 13, 2008**

The meeting opened at 7:30 PM. Present were: Chairman Mark Canfield, Jim LaChance, Rick McCowan and Tom Daly. Brian Jackson was absent.

Site Plan Review– Thomas Lyons - 273 Hubbardston Road

The public meeting opened at 7:30 pm with several property abutters and other residents present for the discussion on the Site Plan Review submitted by Thomas Lyons on July 14, 2008. The property is located on 273 Hubbardston Road. Thomas is proposing to rent a portion of his property to Kyle Zellely to manufacture bio diesel and to Sean Conway to screen loam. The property is located in a commercial/industrial zone.

Kyle Zellely explained bio diesel is made from used vegetable oil and is a renewable resource used in diesel engines and for home heating. The process requires gathering the vegetable oil and bringing it to the site to be processed with methanol and lye, which are mixed together with a 10-20% ratio and go through the vegetable oil for an hour then is shut down to cool. The byproducts are separated and as much of the methanol as possible is captured and reused. The byproduct is glycerin. Temperatures range from 115-160°, which is far from the point of vegetable oil catching fire. The “bio” part of the process is called water washing. It is not under pressure at any time during the process.

- At this time Kyle processes 200 gallons in a 24 hour cycle and can make up to 1000 gallons in five days
- An electric water jacket heater is used to run water through hoses and coils
- Working on getting a license to handle methanol on site, at this time 750 gallons are allowed without a permit
- Finished product is purchased by Wachusett Mountain Ski Area, local residents and the Comfort Inn in Boston
- Bio diesel is non-carcinogenic and environmentally friendly
- Alcohol from methanol causes vapors but disperses quickly
- 1000 square feet of the building would be occupied for this operation
- Currently there is no wiring in building and methanol is stored outside in a fire proof cabinet
- The building does not have a fire suppression system – concern about chemicals and storage
- There are no regulations to govern this process at this time
- 500 gallon storage tank has a double wall for safety
- Standard operating procedures require any spill to be cleaned immediately and DEP must be notified, including vegetable oil
- Current traffic volume is between 3-4 cars daily
- Kyle has been doing this for three years

The Fire Department is concerned about the methanol in the building, it is a combustible and the building does not meet requirements for this process. Fire Chief Ray Laporte and Mark Matthews applaud Kyle’s efforts with this process, however they are concerned about safety. They will work with Kyle to ensure the process is safe.

Site Plan Review– Thomas Lyons - 273 Hubbardston Road-continued

Building Inspector John Wilson issued a Cease and Desist Order to Kyle on July 15, 2008 for violation of the Site Plan Review bylaw and for operating in a building without an Occupancy Permit. John believes an engineer must be hired to determine if this process can be done in the building. Tom Lyons will look into hiring an engineer.

Kyle is willing to move the operation outside and utilize the inside for storage only.

The Board doesn't have authority to issue a Site Plan Review approval at this stage. Kyle will work with an engineer and the Building Inspector.

Mark opened the meeting for public comment at 8:25pm.

- Abutters Ray Laporte and Terry Dyer expressed concern about the noise of the generator. Terry said the noise is unbearable even during the day. Kyle will work with her to reduce the sound by using mufflers.
- Chris Conway of Mirick Road stated there are no regulations at this time to guide an engineer, therefore hiring one is unnecessary. He also questioned whether storing propane tanks outside is any different than storing methanol.
- Don Steadman of Wheeler Road said the Highway Department is eager to purchase the bio diesel and doing so would save a lot of money for the town.
- Dick Wheeler of Beaman Road is a customer of Kyle's and in support of the operation.
- Michael Holbrook of Boylston Ave feels this is a great opportunity to create energy independence and has worked with Kyle on this project.
- Selectman Raymond Dennehy explained how energy cost is a serious challenge for the town, especially this year. Many residents will have a difficult time paying for heating and this type of operation would be worthwhile. The area is zoned commercial/residential and he hopes the property can be brought up to code and the process moved forward.

The Site Plan Review will be continued to the September 3rd meeting. The Board requests Tom Lyons work with an engineer and John Wilson to get an Occupancy Permit by that time. The Board also requests a summary of the business plan, including the overall process, anticipated volume and hours of operation. In the meantime, the operation will be moved outside. The Fire Department is comfortable with that provided proper permits are issued.

Site Plan Review– Bruce Jacobson – Worcester Road

Bruce Jacobson appeared before the Board regarding the installation of a temporary meteorological test tower to gather wind data to determine the feasibility of constructing a wind turbine. At that time the Board recognized height was beyond zoning regulations and asked Bruce to appear before the Zoning Board of Appeals. The ZBA held a public hearing on May 15, 2008 and a Special Permit was issued at that time. Bruce explained the temporary tower is a monopole with guide wires to test wind speed. If the results are positive and turbines are constructed all power will go back to the town. The tower will be removed within two years. The Board requests no trespassing signs be installed to keep people within a safe distance.

Rick moved to approve the installation of the temporary meteorological test tower with the condition that it is removed in two years and signage be installed. Jim seconded. All in favor. (4-0).

ANR – Michael Brady – Beaman Road- Redraw Lot Lines

Doug Andrysick presented plans for an equal area land swap for lots 21 and 22 on Assessors Map 5C. Existing frontage of 225 feet for each lot remains unchanged. Rick moved to approve the ANR as presented. Mark seconded. All in favor (4-0). The Board collected the \$50.00 fee.

The Knoll – Jim Shuris Inspection Report

Brenda will send the report to Mark and advise Doug Andrysick to inform Clayton Mosher. Doug and Clayton will be copied on the report. Rick moved for Mark to review report and advise Doug and Clayton. Tom seconded. All in favor (4-0).

Village District Committee Charter

The Board reviewed Rick's draft of the charter. Discussion about a possible six-member committee consisting of a Planning Board member, E. Princeton resident, business person, a member of Land Use Committee and Historical Commission. Mark is willing to serve as the Planning Board member and Kerri Schray is also interested. Tom moved to approve the Charter as presented. Jim seconded. All in favor (4-0). The Charter will be sent to Dennis and the TPIC members.

Heritage Bible Chapel- Christian School

The Board reviewed a letter from HBC to John Wilson regarding a certificate of occupancy for a Christian school. Rick moved to require a Site Plan Review for the school. Jim seconded. All in favor (4-0). Brenda will notify John.

Meeting Minutes

July 9, 2008- Regular Meeting Tom made a motion to accept the minutes. Jim seconded. All were in favor (4-0).

Rules & Regs

The Board will dedicate a meeting to update Rules & Regs in September.

The Board reviewed the mail.

The meeting was adjourned at 10:00 PM. All were in favor.

Respectfully Submitted,

Brenda Savoie
Administrative Secretary