

Planning Board
October 10, 2019
7:30 pm

Members Present: Barry Hantman, Chip Current, Scott Borucki, Jennifer Heywood

Others Present: Doug Anderson, Andrew ?, Carsten Springer

Chip made and Jennifer seconded a **motion to accept the September 26, 2019 minutes as written**. Scott abstained. The motion **passed**.

Preliminary discussion about map and lot 4-207:

Doug Anderson introduced himself as the owner of Doug's Tree Service, a business established 29 years ago. He is interested in the 36-acre property south of Route 111. He explained he currently does not have a building in which to store his vehicles and he's thinking of this site to construct an 80x80 or 100x120 building.

He explained the nature of his business. He has five employees, a log truck with load capacity of 71k pounds, two chippers with 26k and 33k loaded weights, two small trailers and two pick-ups. He said these vehicles weigh less than commercial oil and propane delivery vehicles that service homes on Kacie Lane.

There was a short discussion about opening the access to Route 111. Mr. Anderson said he would use Frye Road and Kacie Lane unless the town has deep pockets and can open the access. He may be able to work with the buyer of the commercial property across from Frye Road.

Chip stated this business is allowed in that zone and the only concern is the access. His opinion is that there are limited reasons this type of business would be prevented from being located there. Scott said he is unsure of any posting of weight or size limits for Frye and Johnson Roads. It was agreed that it would be difficult to have these limits as it would prevent home delivery of fuel.

Barry said he's unsure if we would have to allow the Hampstead Planning Board to discuss a site plan review. Chip said they would have to be notified. Mr. Anderson said heavy equipment traveled those roads when the Kacie Lane development was built. Chip said the issue is that a business would have continuous use rather than heavy equipment there for construction.

Mr. Anderson said his business would begin at 7am and not return until around 4pm. Scott said that Chip is pointing out an area of push-back from abutters who will have a chance to express their opinions and ask questions during a site plan review.

Mr. Anderson said his insurance company doesn't allow customers to come to his site due to liability. He does not intend to sell anything from his business location. They will process wood to sell as firewood and the machinery is quieter than a chainsaw. No hazardous chemicals are stored onsite except for gas for the machinery. They do not spray or use pesticides.

He's already spoken with the Fire Chief who requested that the building have a sprinkler system and a lock box on the outside. A fire alarm will be installed as well as security cameras. He's never had a complaint from his neighbors in Amesbury.

There was a short discussion about wetlands and where the building would be sited. The development formerly proposed for that site had the wetlands delineated. The town has copies of those plans which are available for public inspection.

The Board also discussed the site plan review process, including using a surveyor and engineer to draw the plans. All of this has to conform to the town regulations. The waiver process was explained.

Mr. Anderson said he'd be amenable to installing a dry hydrant as he is very interested in protecting his own equipment. There was a short discussion about solar panels and outdoor wood boilers.

Carsten explained the Conservation Commission's role in the review of the plans. Scott said that there will probably be some resistance from the neighbors but that will probably happen in any town. People should be aware of where they are buying property.

Hampstead water/well issue:

Barry recently explained that with the recently proposed new well in Hampstead, many in that town and Danville have expressed their concerns. The NHDES reviewed the comments and has not granted permission for the well. The commercial company has 45 days to respond to NHDES. Scott said he'd be surprised if the well is not eventually granted permission in some manner. The state may decide to limit the amount that can be withdrawn.

MS4 update:

The Conservation Commission has reviewed the proposed warrant article authored by Barry. Carsten said it is difficult to try to minimize it. A map would illustrate the areas designated as urban and definitions would be helpful. The words "disturb" and "develop" should be defined. It was mentioned that designating Danville as urban is starting this whole thing in an awkward way.

Carsten said it would be good to state why we are required to have this. Chip said the term used for the urban areas is "regulated area (2000+2010 urbanized area)".

Chip pointed out that we don't want to make people subject to this who should not have to be. The urbanized areas may change due to court rulings and such. Scott said he'd love to not have Danville be subject to this regulation. It was agreed to remove the phrase, "unless associated with other development".

In several places the word "developer" will be changed to "applicant".

There was a short discussion about salt sheds. It was agreed to take it out of this and add something to site plan review.

Chip made and Scott seconded a **motion to bring this to the first public hearing on December 12, 2019**. Jennifer abstained. The motion **passed**.

The Board discussed signing the subdivision for Ward Way. The road bond has not been finalized which is a condition for approval.

Scott said he will not be able to attend the next meeting but will discuss with the Selectmen who can be appointed in his stead.

At 8:45pm, Chip made and Scott seconded a **motion to adjourn**. The motion **passed** unanimously.

Respectfully submitted,

Janet S. Denison