

Planning Board
March 10, 2022
7:30pm

Members present: Barry Hantman, Chip Current, Steve Woitkun, Chris Smith, Roger Whitehouse, Charles Underhill

Others present: Gail Turilli, Wayne Clark, Randy Clark, Jim MaComber

The Minutes from 2/24/2022 were reviewed. Roger **made** and Chip 2nd a **motion to accept the minutes as written**. All in favor with Charles abstaining, **motion carries**.

Barry mentions some correspondence that was received from NHDES supply lines. There is one item of interest on the front page that talks about the American Rescue Plan Act for the drinking water project grant program, specifically manufactured home co-ops. The newsletter was passed around to the Board for interested parties.

The Election results were discussed. Barry mentioned that there was a protest and that the recount period has not ended therefore, nothing is final. Barry and Charles were both elected for the Planning Board 3-year term. Barry has been sworn in and Charles will need to see the Town Clerk to do the same. There were 30 write in votes for the 2-year term. The person with the most votes would be offered the position but, Barry has heard that this person will not be accepting and this position is still open. There are also alternate positions that are still open. Warrant Articles: The Water Systems passed, ADU modification passed by a small margin of votes. Adding to the Danville Village District: Kingston Road, Pleasant Street and Beach Plain Road did not pass. There were protest petitions for both articles and needed 2/3 of the vote to pass. Customary Home Occupation modification passed. Barry mentioned to keep in mind that the Board may not be in touch with the town people as we may think and may want to get citizen input going forward.

Site Plan Application for NextGen Precision, 12 Olde Road Suites D & E:

Barry stated that this application is for leasing space at 12 Olde Road. Chip verified that all of the abutters have been notified by certified mail. Wayne Clark, owner of the business, and Randy Clark address the Board with an overview. Randy Clark stated he is Wayne's father, currently retired and is helping out his son with the business. He currently has 3 machines, has outgrown his space and will need to add more machines down the road as there are more customers coming in. They have been looking at leasing space and have found it hard to come by until they met with Jim Macomber who owns the building at 12 Olde Road. Wayne would like to get into the building once the occupancy permit has been issued. He would like to get to the point where he knows he has a place to put machines in. Currently his business is located in Newton, NH. Randy explains that they are switch screw machines which are very quiet. There is high pressure oil in the machines and they sound like fan motors. This is the most noise that would be heard.

There are no questions from the Board or the public about the application. Roger **made** and Chip 2nd a **motion to accept the application**. All in favor, **motion carries**. **Application accepted on 3/10/2022**.

The plan shows 2 suites to be leased. Offices and bathrooms have already been installed. There will be 5 machines to put in, an air compressor, tool boxes, etc. The air compressor will be kept inside. Wayne explains that 90% of what the machines produce are medical components. He currently has a contract with a Covid supplier. The only employees are himself and occasionally Randy will help out. He hopes to hire 2 people within the next few months and would like to add a second shift with a maximum of 2 people on site for safety. There are no hazardous materials on site. Sulfa free oil is used which is not harmful to the environment. Barry asked about plans for scrap disposal. Wayne stated that he uses Harding Metals to pick up the scrap and the metal chips get recycled. Barry asked about customer traffic. Wayne stated that he still does business with some old companies he used to work for and see's them once or twice a year. He has one flatbed truck a week for deliveries. All machines are bar fed with 12ft bars that produce the parts. All solutions used to clean the parts are water soluble.

Chip noted that the Board needs to determine if this is a minor or major site plan review. Barry reviewed the site plan regulations, and the Board is in agreement that this is a minor site plan review. Chip mentioned that sections 8-19 need to be followed and nothing will need to be recorded. All fees with the application have been paid, materials have been submitted, the public has been noticed, regional notice is non-applicable, the application has been accepted, the applicant has given his presentation, public hearing is being held and a decision will be made. Barry noted that there is adequate parking for staff on the original plan. Deliveries will be out back in the loading bay. The landlord will provide snow removal. He questioned about having an outdoor sign for the business. Wayne stated he would speak with Mr. Macomber about that but is thinking of just having an emblem on the door. Chip noted that there are 2 spots for road signs on the original plan. There is no issue with storm drainage and no utility requirements. The water supply will come from a private well on the original plan which will provide sufficient water for the business needs. The hours of operation on the original plan are 7am to 5pm Monday – Saturday. Wayne is looking to have 2 shifts between 7am and 11:30pm Monday – Friday and 7am to mid-day on Saturday. He would like to have the option of coming in on Sunday as well. Charles suggested for this use to set a reasonable decibel restriction. Barry noted that for this particular use with low noise, to set a reasonable decibel limit. There is no issue with the business operating those additional hours, the issue is with deliveries coming in. Wayne stated he can set up with his metal supplier to deliver between 7am and 5pm with no deliveries on weekends. When standing 10ft outside his current unit, nothing can be heard inside. Chris mentioned establishing a decibel level would be arbitrary as he has managed similar shops and this type of machine is not a concern. Barry explained that for the extended hours outside of 7am – 5pm, he doesn't want the sound to be heard from Olde Road. Randy mentioned that when coming in the back of the building, he has to come within 15-20ft inside to hear the machines. Chip noted that there are no restrictions to this Zone as this lot is in the Highway Commercial Light Industrial Zone. Wayne stated he would request to have unrestricted hours and have deliveries strictly between the hours of 7am to 5pm. Charles mentioned that in New Hampshire you may find that the Department of Environmental Services would have a decibel limit. Chip noted that in the Light Industrial Zone, the limit can't exceed

65 decibels at the property line. He also mentions that there should be no deliveries outside 7am – 5pm and no dumpster activity outside of those hours. Barry suggested no outside activity instead of dumpster activity. Charles asked about potential issues with light pollution. Randy mentioned that there is 24ft in the front of the units which takes up half the width of the building in front. The bathroom is 8’X8’ in the corner. There is only one window of concern. Chuck mentioned the typical nuisances that are of concern are light, noise, and odor. Wayne stated he has no issue putting up blinds if needed. No windows will be added as there is one in the office and one that will be seen by the shop floor. Barry noted that they are waiting for the occupancy permit to occupy the building. There are some items on the original plan that are not complete. Barry believes that the cistern has not been approved yet. Steve Woitkun believes that the tank is in but not hooked up yet. Mr. Macomber is waiting for the ground to thaw to finish the sprinkler system. The overhead is complete, paving out front still needs to be done as well as some trim work.

Chip doesn’t feel the Board needs to make the occupancy permit contingent on this because he can’t occupy the building without it. This doesn’t need to be a condition and there is no condition on the original plan that states occupancy permit is needed, that is the law. There are no other questions from the Board or the public. Barry stated the 3 conditions for this site plan review are as follows:

1. Unlimited hours of operation for this business
2. No deliveries outside the hours of 7am – 5pm, Monday – Saturday
3. Decibel level shall not exceed 65db at the property line

Chip **made** and Roger 2nd a **motion to approve the application with these restrictions**. Charles asked to clarify if the decibel restriction should be outside the hours of 7am-5pm, Monday – Saturday. Chip **made** and Roger 2nd a **motion to accept the amendment**. All in favor, **motion carries**. **Site Plan approval granted on 3/10/22**. Condition #3 will now state: Decibel level shall not exceed 65db at the property line outside the hours of 7am – 5pm, Monday – Saturday. There will be no impact fees.

Other Business:

Chip mentioned that the CIP is in process. Barry noted that the preliminary Master Plan has been sent to Chip. It has been recommended by the town that a chapter on climate change be added which Barry has provided. Barry stated at the next meeting, the election of officers for the coming year will take place. Chip mentioned he will not be available for the next meeting but to consider him for Chairman as he would accept the position.

DOT has asked that the Board of Selectmen and Planning Board refresh the request for the access on 111 and Frye Road. A letter has been drafted and signed by the BOS Chairman. It has now been given to the Planning Board for review and signature. Roger **made** Chip 2nd a **motion to have Barry sign the letter**. All in favor, **motion carries**.

Charles wanted to add some “food for thought”. He states he hasn’t heard of anything that makes him feel that we are out of touch with the community. There are different paths to getting

to where people want to be. He recommends taking a look at impacts for the school, properties, Zoning, all the things to build affordable housing, etc., and maybe open up discussions and suggested having public forum nights. Barry mentioned that a town survey hasn't been done in many years. Chip noted that the things that got voted down were done so for various specific reasons. The Village District may need some tinkering and he would like to have resident input, for example: what small amount of business we have attracted to town, what people want to see, and how to go about it.

Roger made and Charles 2nd a **motion to adjourn**. All in favor, **motion carries**. **Meeting adjourned at 8:30pm.**

Agenda for next meeting:

1. Subdivision application for 362 Main Street, Map and Lot 4-1
2. Site Plan & Subdivision applications for 5 Red Pine & Colby Roads, Map and Lot 3-90-11
3. Preliminary discussion for development options on Beach Plain Road, Map and Lots 2-48-1 & 2-48-3
4. Election of officers for the coming year

Respectfully

Gail Turilli