

Planning Board

October 16, 2008

Memorial Building

7:00PM

These minutes are considered a draft until they are approved by the Board at the next meeting.

Present: Kevin Lee, Darrin Patten, Peter Keene, Ken Jacques, Neal Huntoon (Selectman)

Minutes: Ken made a motion to accept the minutes from the meeting of August 20, 2008, seconded by Darrin, all voted in favor, except Peter who abstained.

Driveway Permits: One for Marilyn Heath on Rt. 4A.

Literature and Correspondence: Neal says the Selectman would like the budget figures from all departments before Thanksgiving. Kevin reminded the Board of the Planning and Zoning Conference.

Durgin and Crowell-Site Plan Approval for Propane Storage Tank. Present: Malcolm Milne, Jeff Murphy (Fire Protection), Peter Crowell, John Rhymes. The Board reviewed the map of the area. The access road to the tank is close to level but needs to allow for drainage. The site has been moved across the parking lot towards Fisher Corner Road because of the location of the wetlands. The closest building (the planer mill) is 500' away.

John Rhymes says his company is always willing to work with the local fire departments to educate them but, he has so far been unable to reach the Springfield chief. He says as far as installation is concerned there is very little deviation in established codes. The Board wanted him to explain how a fire or leak would be handled. When a leak occurs they use water to try to dissipate the gas. When there is a fire they use water to cool things. Fires in propane tanks are rare according to Mr. Rhymes. There are several places at the mill where there is water storage, but there was discussion about whether this was enough.

There has been a second row of boulders added to the access road as well as concrete / boulders planned for near the tank to prevent vehicles from crashing into the tank. The access road does not have a lot of other traffic. There will be safety signage at and near the tank. Lighting was addressed in the Zoning

Kevin asked for public comments. There were none. He then asked for a motion to accept the application. Neal made the motion, seconded by Ken, all in favor.

Kevin has reviewed the plans and they meet all Planning Board requirements. He wondered if there were any more questions from the Board. The Board wanted Mr. Rhymes to estimate the amount of propane traffic. He thought that during the winter it would be about 2-3 tankers per week and 4-6 smaller trucks. Right now trucks are needed to shuttle propane to smaller tanks at the mill. There is a plan to put a propane line underground to the planer mill in the future.

There was more discussion about the availability of water. There was concern that water would not be able to be shuttled quickly enough, but Mr. Rhymes and Mr. Milne do not believe there would be a need for any more water than for a structure fire.

Kevin asked for a motion to approve the site plan with the condition that within 1 year there is an updated site plan which shows the underground propane line. Neal made the motion, seconded by Peter. All voted in favor.

Lisa and Joe Tuohy –Consultation. Present: Lisa and Joe Tuohy, Erin Darrow (Darrow Civil Engineering). The Tuohys want to put in an 11-lot subdivision on land near their home on Sanborn Hill Extension. They are hoping to develop while minimizing the impact on the environment. There is a large amount of wetlands on the property. The Board informed them that an engineer and wetlands scientist would be hired by the town at the expense of the applicant. Ms. Darrow suggested that the board may want to do a site visit before the snow. They scheduled this for October 30, at 4:00 pm. They will meet at the Tuohy's home at the end of Sanborn Hill Extension.

Tim Cote-Consultation. Present: Tim and Scott Cote, George Cote. They wanted some advice on how they might be able to subdivide family property on Old Grantham Road that does not currently have enough road frontage on a class V or better road. The Board told them they would need some time and would consult some outside sources.

Cynthia Bruss-Consultation regarding the cutting of trees on her property. The Board believes the spirit and intent of the ordinance would allow her to cut using best management practices.

Miscellaneous Business: There will be a public hearing on November 20, 2008 for the proposed Zoning Amendments to the Forest Conservation District and lot size averaging. Kevin has talked with Janet about getting the letters out the landowners.

The meeting was adjourned at 9:30 pm.

Respectfully Submitted,

Linda Huntoon, Recording Secretary

