

Planning Board Minutes *(draft)*

March 23, 2017

Attendees: Craig Francisco (Chairman)
Bruce Fillmore (Vice Chair)
Tom Clow (Ex-Officio)
Frank Bolton (Planning Board)
John van Loendersloot (Planning Board Alternate)
Chip Meany (Land Use Coordinator)
Neal Kurk

Start time 7:00pm

Continuation of Site Plan Review for Romano, 1702 River Road Recycling Center Map 203-103 -
Applicant & Art Siciliano, Jr. - surveyor - Scrap Metal Management would like to open a scrap metal recycling center that will take and recycle all ferrous and non-ferrous metals, board reviewed list of items (provided by applicant) that will be accepted at recycling facility. Waste Management dumpster will be at facility, not using Weare Town Dump.

Public Hearing - no one to speak

Motion to approve by Craig Francisco with the following conditions - 2nded by Frank Bolton - All in favor - Zero opposed

- Proposed Note 3 to be revised: **This business will be a Recycling center for ferrous and non ferrous metal. No liquids will be accepted or stored on site. Materials to include are provided on the revised list on file with the Lands Use Department dated 3/23/2017.**
- The 2 container pods will be removed by June 1st.
- The sign to be less 32 sq ft unlit
- Existing light to be replaced with a motion sensor down cast light
- seed wetland buffer
- Plant 7 pine(spruce or fir trees) minimum 5 ft high, approximately 30 feet apart 5 feet in front of the buffer prior to June 1st
- place still socks around 18" culvert existing building and to be maintained yearly against existing building
- No snow storage in wetland buffer
- Replace dead trees as needed

Continuation of LLA, Timothy G Farmer Revocable Trust, 17 Waterman Road, Map 107-57, 59 & 60 - WITHDRAWN

Site Plan Review: Francis E & Nancy E Burl construction equipment sales in a commercial zone at Map 202-94-2, Corner of Rockland RD and Rt 77 - WITHDRAWN

Continuation of Site Plan/ Change of Use: Martin O'Brien DBA H2O Waste Disposal & Marty CO. Dumpsters at 33 B&B Lane, Map 411-195 in an Industrial Zone

Mike Dahlberg - Site walk took place - of how applicant will store dumpsters. Floor was plugged, limited water would get out of the building, water would flow towards the middle of the floor - spill block would be placed under the door, speedy dry course would be used as outlined in the plans. Baseline study would need to be done on the existing well to see what's in it, so if anything new goes in it, they would be able to tell. Applicant to have results from the bank from the prior sellers on April 7th - doesn't want to buy contaminated land. Applicant to provide a copy of the water test, once received from bank.

Trash will be accepted, but then brought to the incinerator in Penacook. Question was asked: How long will the refuge be inside the building? Applicant states they may be able to create 8 bales in 5 days. Bales will be stored inside the building until ready to ship. Odor concern - Applicant states there are many ways to control the smell. They sprinkle something on that keeps down odor and nothing will be stored in the dumpsters outside.

Applicant states open top containers to sit outside. Mr. van Loendersloot's concern regarding contaminated water being washed off containers - the ground would be contaminated - items in containers would have to be completely dried up. Concern of rain water loosening what is in the empty containers. How can the applicant contain or keep the rain water from loosening the sides and drain onto the ground? Applicant will make sure that the containers are wiped down and shrink wrapped so the outside containers will be kept clean and empty. Yearly well water test is feasible.

Current facility (is an EPA site) in Milford on River Road - hrs are 6:30 - 4pm Site shuts down between 1:30 - 2:30 right now trucks come back and they go thru all the trash and sort it. Mr. Francisco to visit the current facility in Milford and will contact the Milford planning board.

Question to board - how long will this take as applicant has a buyer and a seller - needs a decision ASAP

Public Hearing:

Nancy Fillmore - concerned about drinking water near the industrial park - because of Mike Dahlberg saying he wouldn't drink the water out of the aquifer and because of the Applicant's comment about if the water is contaminated he will NOT be buying.

Mr. Francisco made the Motion to have a continued hearing on April 13th - All in favor - no one opposed

Craig Stepped down as Chair and John Vanloendersloot has been made a voting member

Site Plan Review: Tandem Kross LLC at 490 South Stark Highway, Map 412-174 in Commercial Zone

Description: Brian Hictor, Tandem cross, LLC gun parts retail, maintain no manufacturing on site, would like to do light manufacturing onsite, offices will be in front, warehouse in middle, prototype in back.

No onsite sales - would welcome a walk in, if ok with planning board. No firing will happen on site, but perhaps in the future, it would be brought back to the board. To build accessories for 22 speed guns, not building guns, manufacture accr bushings, to triggers to gripes, compensators, springs. They are not required to have a federal firearms license, but would like to obtain one.

Is there anything in the regulations that precludes the applicant from getting his FLL and Mr. Meany said no, there is nothing. Not test firing guns - Mr. Kurk said it doesn't say anything in the plans about NOT firing onsite, Brian said they will not and if they do, they will come back to the board.

Note 3 needs to be changed to read that they will not test fire weapons on this site.

Mr. Francisco - spoke site serviced by existing well and septic

Flood zone in the back of the property

Wetland buffer

Deliveries by ups fedex or similar delivery companies

not proposing any new lighting - 2 existing lights

new words on the existing sign

Application dated 3/1/2017

Hours of operation to be 7am - 7pm

Motion on the application moved to accept by Mr. Clow 2nded by Mr. Kurk all in favor; zero opposed

Mr. Kurk moved to approve, Mr. Clow 2nded - all in favor; zero opposed.

Approval of minutes

Amended and approved the minutes of the following meetings:

March 9, 2017, Mr. Bolton motioned, Mr. Kurk 2nded, motion passed 5-0-0

Other Business

Mr. Kurk motioned to adjourn, Mr. Bolton 2nded, motion passed 5-0-0. Meeting adjourned at 9:00pm

Respectfully,

Jennifer Scoledge