

TOWN OF JAFFREY
Jaffrey, New Hampshire
BOARD OF ADJUSTMENT
Meeting Minutes
March 4, 2014

Present: Chairman protem Dodge, Members Belletete, Cournoyer and Webber

Absent: Members Sawyer and Tieger

Staff: Recording Secretary Lemire

MEETING MINUTES APPROVAL

On a motion by Belletete, seconded by Webber the minutes for the September 3, 2013 meeting were approved as submitted. (4-0)

PUBLIC HEARING

Chairman protem Dodge called the public hearing to order at 7:30 p.m. The rules of procedure were read aloud. Notice of hearing for case No. ZBA 14-01 as advertised in the *Monadnock Ledger-Transcript*; copies were posted in the Town Office building, the Library and the town web site; copies were sent to the Planning Board, the Conservation Commission, and the Board of Selectmen; and notice of hearing was sent by certified mail to all abutters whose names were provided by the applicants.

Public Hearing - New Items

1. ZBA 14-01 New England Wood Pellet, LLC, 141 Old Sharon Rd., Map 255 / Lot 7; Zone: Industrial

Variance – The applicant proposes a variance to permit a steel exhaust stack not to exceed 80 feet in height to replace an existing stack. (Zoning Ordinance, Section IV, 4.6)

Presentation: Joe Powers, Plant Manager NEWP, LLC

Appearance: Mark Wilson, Pres. NEWP, LLC

Mr. Powers stated that recently NEWP had become aware of EOC omissions from additional process stacks during some testing at a New York facility. Once they became aware they notified NHDES air resource division and it started the process of amending the current air permit. NEWP has contracted with POWER Engineers to perform air dispersion modeling and consulting services in order to meet the requirements of the air emission standards. Working with both POWER Engineering and NHDES, NEWP plans to extend one of the existing process exhaust stacks from its current height of thirty-three feet (33') to eighty feet (80') to meet all applicable federal and state air emission standards.

In 2002 and 2004 the Town granted variances from section IV, 4.6 of the Zoning Ordinance to permit the replacement and installation of a seventy foot (70') stack for the dryer. It is understood that the purpose of the town's height limit of forty-five feet (45') is to provide fire protection for occupied structures. This stack will be constructed of carbon steel and will not represent a risk to any existing safety standards.

Mr. Powers reviewed the variance criteria stating that granting the variance would be in the spirit of the ordinance as the land is zoned for industrial use and the surrounding area consists of industrial/commercial and other compatible uses.

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As part of a process for amending the existing air permit a temporary air permit has already been applied for with NHDES and it should be acted upon shortly. Granting the variance will allow NEWP to amend its existing air permit and continue operating and meet all federal and state air emission standards.

Member Belletete confirmed that the current stack height is thirty-three feet and NEWP is proposing an extension to eighty feet. Member Belletete asked for the height of the other stacks on the property. Mr. Powers replied that the dryer stack is seventy feet and the bucket elevator is at seventy plus feet. Mr. Wilson added that there is also a cell tower on the property at a height of one-hundred and twenty feet. What is being proposed is approximately ten feet over the existing stacks.

Member Cournoyer asked for the diameter of the stacks. Mr. Powers replied eighteen inches and four feet.

Chairman protem Dodge asked if they had been in contact with the Fire Chief. Mr. Powers replied that the building permit has been submitted but they have not heard from the Fire Chief.

Member Cournoyer asked if particulate would be coming out of the stack. Mr. Powers replied no, it will be exhaust. There will be a bag house that will filter out the particulate and recycle it into the process. On a very cold day a small plum may be visible.

Member Webber asked if there would be any odor. Mr. Powers indicated there would be none.

Member Cournoyer asked if the Town of Sharon was notified as an abutter; it was confirmed that they were. Mr. Wilson stated that he makes an effort to stay in touch with the abutters in Sharon to ensure there are no complaints.

By unanimous vote the board determined that there was no regional impact.

On a motion by Webber, seconded by Belletete the board voted to waive the site visit.

There being no further discussion, Chairman protem Dodge closed the public hearing for this item.

DECISION

1. ZBA 14-01 New England Wood Pellet, LLC, 141 Old Sharon Rd., Map 255 / Lot 7; Zone: Industrial

Variance – The applicant proposes a variance to permit a steel exhaust stack not to exceed 80 feet in height to replace an existing stack. (Zoning Ordinance, Section IV, 4.6)

On a motion by Belletete, seconded by Cournoyer the application to permit a steel exhaust stack not to exceed 80 feet in height to replace an existing stack was approved as submitted and per testimony given. (4-0)

Decisions of the Zoning Board of Adjustment are subject to a 30-day appeal period for rehearing.

OTHER BUSINESS

None

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ADJOURNMENT

The meeting adjourned at 7:50 p.m.

Submitted:

Erlene R. Lemire
Recording Secretary

Attest:

Ray Dodge
Chairman protem
Jaffrey Zoning Board of Adjustment