

**TOWN OF JAFFREY**  
**Jaffrey, New Hampshire**  
**PLANNING BOARD**  
**Meeting Minutes**  
**August 11, 2015**

**Present:** Chairman Kresge, Members Deschenes, Despres, Devlin, McKenzie and Selectmen's Representative MacIsaac

**Absent:** Member Bergeron and Merrell

**Staff:** JoAnne Carr, Director of Planning and Economic Development

**MEETING MINUTES APPROVAL**

On a motion by McKenzie, seconded by Deschenes the minutes of the July 14, 2015 meeting minutes were approved as presented. (6-0)

**PRELIMINARY HEARING**

Reuben Duncan (SAU 47 Superintendent) - purchase of 30 Charlonne St. and the future plan.

The school district will be acquiring an abutting property at 30 Charlonne St. Mr. Duncan advised the board that there are no plans for the property at this time. Member McKenzie is a member of the school board and will keep the planning board posted as plans are made.

**CALL TO ORDER**

Chairman Kresge called the public hearing to order at 7:00 p.m. Notice of the public hearing was posted in the Town Office building, the Library; copies were sent to the Planning Board, the Conservation Commission, and the Board of Selectmen.

**APPLICATION ACCEPTANCE**

1. PB 15-04 Paquin Land Surveying, PLLC (property of Roy) 20 Proctor Rd., Map 237/Lot 53, Zone: Rural (without town water)

Technical Sub Division - The applicant proposes a technical subdivision between lands of 237/53 and 247/46.

On a motion by MacIsaac, seconded by Deschenes the board agreed there is no regional impact.

On a motion by Deschenes, seconded by Despres the application proposing a technical subdivision between lands of 237/53 and 247/46 was accepted. (6-0)

2. PB 15-05 Paquin Land Surveying, PLLC (property of Mitchell) 407 Mountain Rd., Map 212/Lot 24, Zone: Mountain Zone/Rural (without town water)

Minor Sub Division - The applicant proposes a two lot subdivision.

On a motion by Deschenes, seconded by Despres the board agreed there is no regional impact.

On a motion by MacIsaac, seconded by McKenzie the request for waivers to the general plat requirements checklist items 7, 9, 13, 14, 15, 17 and 18 were granted.

On a motion by McKenzie, seconded by MacIsaac the application proposing a two lot subdivision was accepted. (6-0)

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3. PB 15-06 EMD Millipore Corp., 11 Prescott Rd., Map 256/Lot 1.1, Zone: Industrial

Site Plan - The applicant proposes to amend a previously approved site plan to include a new outdoor chemical storage area.

On a motion by McKenzie, seconded by Deschenes the board agreed there is no regional impact.

On a motion by McKenzie, seconded by Devlin the request for waivers to the proposed plan checklist items 5, 8 and 9 were granted.

On a motion by Deschenes, seconded by Despres the application proposing to amend a previously approved site plan to include a new outdoor chemical storage area was accepted. (6-0)

**PUBLIC HEARING – NEW**

1. PB 15-04 Paquin Land Surveying, PLLC (property of Roy) 20 Proctor Rd., Map 237/Lot 53, Zone: Rural (without town water)

Technical Sub Division - The applicant proposes a technical subdivision between lands of 237/53 and 247/46.

Presentation: Jed Paquin, Paquin Land Surveying PLLC

Appearance:

Mr. Paquin explained that .05 acres is being subdivided in an effort to rectify an issue of land being used by an abutter for a driveway without ownership. There is a home on the Roy lot which consists of seventy acres and the driveway for the Roy residence is on Proctor Rd. The size of the parcel is the reason for the waiver for a full perimeter survey. Pins have been set.

Mr. Paquin stated that the State will allow Mrs. Roy up to three access points on Route 137. If this request is approved two access points will have been used (the other being Heartline, a property previously owned by Roy) leaving one available on Route 137 for any future development. Member McKenzie asked about future development on Route 137. Mr. Paquin explained that there are steep slopes and two brooks running through two different sections; there is a possibility but it would be cumbersome.

**There being no further questions Chairman Kresge closed the public hearing.**

2. PB 15-05 Paquin Land Surveying, PLLC (property of Mitchell) 407 Mountain Rd., Map 212/Lot 24, Zone: Mountain Zone/Rural (without town water)

Minor Sub Division - The applicant proposes a two lot subdivision.

Presentation: Jed Paquin, Paquin Land Surveying, PLLC

Appearance:

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The proposal is to subdivide the existing 147.8 acre parcel into two lots. One lot will contain the house and 24.04 acres and the second lot will be land only consisting of 123.76 acres. The front of the parcels are in the Mountain District while the back portions are in the Rural District. Town water is available. Mr. Paquin stated that the exceptional size of the parcel is the reason for the waiver requests. The existing home has an approved septic system and driveway. A driveway application has been submitted to the state. A verbal approval with conditions has been issued however receipt of the actual permit is pending.

**There being no further questions Chairman Kresge closed the public hearing.**

3. PB 15-06 EMD Millipore Corp., 11 Prescott Rd., Map 256/Lot 1.1, Zone: Industrial

Site Plan - The applicant proposes to amend a previously approved site plan to include a new outdoor chemical storage area.

Presentation: Attorney Richard Uchida –Hinckley Allen law firm  
Mike Fabbiano – Highpoint Engineering  
Bob MacCormack, Avid Engineers

Appearance:

Attorney Uchida reminded the board that this project was before them in 2013 then proposing the expansion of an existing chemical shed. The addition/expansion turned out to be a larger project than expected. The challenge was to create a chemical storage area that was more modest in terms of cost but as effective and safe as the previous project approved in 2013. What is now before the board is qualitatively the same concept but now with specially designed chemical storage pods. A positive side to the project is that the impact is actually smaller in terms of the impact on the land to the rear of the property.

Mr. Fabbiano gave an overview of the proposed plan. The new storage locker will be placed adjacent to the existing storage building. The overall concept of the project is that there are chemicals stored on premises. Merck / Millipore had done an internal audit amongst all facilities and it determined where the chemicals were stored on-site was not acceptable based on their standards. To remedy the problem they came up with the proposal of exterior storage lockers for the purposes of storing flammable chemicals on-site. There will be a concrete pad that the metal storage lockers sit on. Drums or pallets will be stored inside the lockers with the idea that the drums are primary containment, a secondary containment exists within the pod area inside the actual unit and then tertiary containment outside the pod where there is metal grating serving as an access deck with a ten to twelve inch sump below the grading.

As for the site logistics, the complex is approximately 1,500 square feet in size. The overall disturbance in the area is about 3,500 to 4,000 square feet. The proposed roof structure will span the gap between the two lockers. The roof as it discharges will do so into a stone area surrounding the pod structure which is twelve to eighteen inches above grade. The area will swale away and no water will discharge from the roof directly onto the pavement. There will be an eight foot high security fence surrounding the area with three points of egress/access. Chairman Kresge asked if the proposed roof structure was set. Mr. Fabbiano stated that it is in flux however regardless of the final decision it will at least cover the area in between the two lockers.

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Selectmen's Representative MacIsaac asked for a review of the spill protection. Mr. Fabbiano stated that a spill within the pod will stay in the pod. If a spill happens on the grated area it will go down into a concrete sump that is protected and does not drain anywhere and it is removed manually. There is also curbing that is intended to protect the entire complex. Member Devlin asked if there was containment between the existing building and the pods. Mr. Fabbiano replied there is not. The area is merely access for a forklift, hand truck or pedestrians.

Selectmen's Representative MacIsaac asked about water runoff from the roof; will it go into the containment area. Mr. Fabbiano replied only from a stand point of windblown. The roof is open on the ends, from a rain water stand point it is protected by the roof. The roof rain water will spill to the sides, and come down off the edges. There is a stone treatment that goes around the entire perimeter to promote infiltration. Selectmen's Representative MacIsaac asked to verify that the perimeter will be hand shoveled during the winter months. Mr. Fabbiano agreed. Chairman Kresge asked if the existing chemical shed would remain. Mr. Fabbiano explained that it would. Some of the flammable materials being stored within the building are being relocated to the lockers.

Member Deschenes asked if there would be an Engineer that certifies the structures will withstand snow/wind load. Mr. MacCormack replied absolutely.

Phil Runyon is appearing on behalf of abutter Courtney Dunning and they would like to know the distance between her home on Eastwood Drive and the proposed structure. Mr. Fabbiano estimated between three hundred and three hundred and fifty feet. Mr. Runyon asked if the proposed structure is visible from Eastwood Drive. Mr. Fabbiano replied that it is not visible. There are two tree stands in between made up of evergreens and deciduous trees with one being fairly large and heavy. Mr. Runyon asked for the height of the pod including the roof. Mr. Fabbiano estimated ten feet. Mr. Runyon asked what types of chemicals will be stored. Mr. MacCormack explained that everything is primarily liquid. There are some flammable liquids but there is no detonation concern. The chemicals are already being stored in the storage shed. Moving them into the pods makes it safer.

Chairman Kresge asked if there was fire suppression. Mr. MacCormack replied that there will be fire suppression in the locker. There will not be protection between the pod and the roof.

Member McKenzie suggested that in order for a building permit to be issued structural drawings showing the elevations should be submitted. Ms. Carr replied that the roof structure remains unresolved and that's an issue for the board to continue to discuss. Member McKenzie added that those details could be part of the building permit provided that drainage and rain water run-off is handled appropriately.

Member McKenzie asked if the pods are "off the shelf" or custom built and if custom will shop drawings be part of the building permit application? Mr. MacCormack replied that it would be considered custom built. Member McKenzie commented that she had no issues as long as everything is covered in the building permit review, that the storm water is handled as shown by the intent on the plan and that they would rely on the department heads to make sure they incorporate that. Member Despres agreed.

**There being no further questions Chairman Kresge closed the public hearing.**

**PUBLIC HEARING – CONTINUED**

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None

**DECISIONS**

1. PB 15-04 Paquin Land Surveying, PLLC (property of Roy) 20 Proctor Rd., Map 237/Lot 53, Zone: Rural (without town water)

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On a motion by MacIsaac, seconded by Deschenes the application proposing a technical subdivision between lands of 237/53 and 247/46 was approved as presented and per testimony given. (6-0)

2. PB 15-05 Paquin Land Surveying, PLLC (property of Mitchell) 407 Mountain Rd., Map 212/Lot 24, Zone: Mountain Zone/Rural (without town water)

Minor Sub Division - The applicant proposes a two lot subdivision.

On a motion by Deschenes, seconded by Despres the application proposing a two lot subdivision was approved as presented per testimony given subject to the following conditions:

Condition Precedent:

Boundary markers to be set prior to signing the plan.

Obtaining a driveway permit from the State prior to signing the plan.

3. PB 15-06 EMD Millipore Corp., 11 Prescott Rd., Map 256/Lot 1.1, Zone: Industrial

Site Plan - The applicant proposes to amend a previously approved site plan to include a new outdoor chemical storage area.

On a motion by McKenzie, seconded by Despres the application proposing to amend a previously approved site plan to include a new outdoor chemical storage area approved as presented per testimony given subject to the following condition:

Condition Subsequent:

Update all applicable SPCCP materials handling documents with copies submitted to the town and as part of the building permit process supply structural drawings and new roof plans.

**OTHER BUSINESS**

- Continued from July 14, 2015:

PB 15-03; Van Dyke, Robert, Mountain Road, Map 229 / Lot 33, Zone: Mountain Zone

The applicant is submitting final documentation as required by the Conditional Approval by the Planning Board on October 14, 2008; case number PB 04-33, 06-20, 08-14 Consolidated.

Chairman Kresge announced that the Board of Selectmen have not given final approval on the Development Agreement therefore it will be continued to the September 8, 2015 public meeting.

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- Proposed rules of procedure for the Planning Board will be re-visited at the September meeting.
- Chairman Kresge will kick off a process where the Planning Board takes a look at the proposed Town Office construction project in our capacity of advising the town on capital improvements in connection with municipal structures.

**ADJOURNMENT**

The meeting adjourned at 9:00 p.m.

Submitted:

*Erlene Lemire*  
Erlene Lemire  
Recording Secretary

Attest:

*M. Kresge*  
Mark Kresge  
Chairman, Jaffrey Planning Board