



Town of Grantham
Planning Board Meeting Minutes
July 18, 2019
FINAL

I. CALL TO ORDER

Chair Carl Hanson called the meeting to order at 7:01 p.m. The meeting was held in the Jerry Whitney Memorial Conference Room of the Grantham Town Hall located at 300 Route 10 South in Grantham, NH.

Present: Chair Carl Hanson, C. Peter James, Selectmen's Representative Peter Garland and Board Clerk Emily Owens;

Members not present: Peter Guillette, Mary Hutchins, Alternate Ralph Beasley

Applicants and Members of the Public: Kennebec Lumber Company Representatives Richard E. Wahrlich, Phil Ruck and Mark Gilbert; Eversource Representative Dane D'Arcangelo; J.S. Quality Automotive and Repair LLC Owner Joel Stoddard; Town Administrator Melissa White; Sheridan Brown, Linda Bohrer, Gary Bohrer

II. APPROVAL OF MINUTES

Chair Hanson asked the Board if there were any corrections or changes to the June 6, 2019 meeting minutes. **Unanimously Approved and Accepted.**

III. NEW BUSINESS

#07-2019-01; Eversource Energy Miller Pond and Burpee Scenic Road Proposed Tree Cutting

Currently, Eversource is proposing two different tree management plans; a tree trimming and brush removal plan and a hazard tree cutting plan. Dana D'Arcangelo from Eversource presented the plan for trimming trees and removing brush on the designated scenic roads, Burpee Hill and Miller Pond based on RSA 231:158. The removal calls for trees less than 4 inches in diameter which are located within eight feet to the side of, ten feet below or fifteen feet above conductors. All work will meet arboricultural standards. Brush and limbs removed will be chipped and either spread over an area to not make piles or placed in a bucket.

Mr. D'Arcangelo presented the second plan which is the removal of hazardous trees that are dead, rotted, diseased or otherwise defective on the designated scenic roads, Burpee Hill and Miller Pond based on RSA 231:158. Eversource requires permission from the town and property owner to cut down trees within the public right of way of a

scenic road. All trees will be flagged with either orange or blue/white flags for easy identification.

Public comments were from Sheridan Brown regarding the land owners right to refuse the trees being removed or trimmed. Mr. Brown feels that the letter from Eversource is deceptive because it does not inform residents that they can decline the tree removal or trimming. Regrettably, this is not something that the Board has any purview over.

Attached with the Minutes are the list of trees and a copy of maps Eversource provided to the Board indicating which trees will be trimmed or removed.

A motion was made by C. Peter James to approve the application, seconded by Peter Garland. **Approved 3-0.**

IV. CONCEPTUAL

1. #07-2019-02; Kennebec Lumber Company Preliminary Plans; Property Map 236 Lot 10

Chair Hanson introduced Kennebec Lumber Company (KLC) with a conceptual presentation, which is non-binding and allows the applicant the ability to receive feedback from the Board prior to submitting a formal application. Kennebec Lumber Company representative Mark Gilbert presented a plan that will reduce noise pollution, limit dust and debris and reduce sediment runoff. Specifically, the plan is to relocate the entrance to the East side of the property, which is the furthest point away on the property from neighbors. The company would then receive and scale the logs at this location. This is roughly 1000-1800 feet further than current operations and would include a gate that is locked after hours. To address other noise pollution issues, KLC will encase the current building in a new larger insulated building, build an earth berm on the West side twenty feet high and replace equipment with new state of the art quieter more efficient technology. To address some environmental issues KLC will relocate the saw dust bins to the West side with new higher and larger bins, build new sediment ponds, build a pitch and level the yard with crushed ledge and install a drainage system with three new manholes. Attached with the Minutes is a copy of the drawings, pictures and presentation.

KLC is currently in discussions with the Department of Environmental Services (DES) to meet or exceed all current water quality and quantity requirements. They have addressed the 100 year floodplain and Shoreline Protection Plan, as it relates to Stocker Pond, as part of their DES application. Abutter Linda Bohrer asked if they have addressed the aquifer that is located on the property. Phil Ruck of Stillwater Environmental Engineering, Inc. has been contracted by KLC to design the sediment and storm water management plan submitted to DES. Mr. Ruck stated that based on KLC proposed design for sediment ponds and drainage mitigation they meet or exceed

storm water runoff quality and quantity requirements. KLC anticipates receiving the DES permits the third week in August.

KLC is proposing two entrance ways; one for delivery drivers and one for employees. As mentioned previously the delivery entrance way will be the furthest point away from neighbors, roughly 1000-1800 feet further than it is now. The employee entrance will be the current entrance used for deliveries.

Linda Bohrer and Gary Bohrer have concerns about noise from trucks. Mrs. Bohrer hears the back-up alarms from the trucks and requests that they change the sound to something else. She has researched England's use of a high-pressure air noise instead of the back-up alarm and asks that Kennebec Lumber Company investigate this, they agreed.

C. Peter James had some questions about the noise from the chipper. Mr. Gilbert assured the Board that if the berm does not address the noise from the chipper that KLC will come up with a different solution, even if that includes insulating the chipping room. They are committed to reducing the noise from the chipper. The current plan is to cover the berm in grass.

Kennebec Lumber Company plans on adjusting the hours of operation to 5 AM to 6 PM seven days per week, employing roughly 18-20 employees. This was met with some unhappiness from residents, but KLC plans on locking the gate after hours, so no deliveries will be accepted after 6 p.m. Mr. Gilbert invited Mr. and Mrs. Bohrer on behalf of KLC to tour the Maine facility and see a facility that accurately represents a KLC operation.

Mr. James discussed the use of Jake brakes on Route 114 and Route 10. He feels it is unnecessary and a disturbance to the Town. Mr. Gilbert stated that the delivery drivers are not KLC employees, but they will send a letter to the delivery driver companies asking them not to use their Jake brakes in Town. As a side note, Mr. James requests that a sign permit be submitted to the Board by KLC.

Peter Garland mentioned the Selectmen toured the KLC facility in Solon, ME, which showed a clean and quiet facility located across the street from a school. Mr. Garland was impressed because the facility was so quiet you would not know it was there.

Chair Hanson mentioned a few additional items needed to complete the Site Plan application such as a lighting plan, parking plan and signage permit that were not specifically mentioned tonight by KLC.

Sheridan Brown had questions about the environmental impact to the wetlands, watering logs and noise pollution being rectified with the berm. The wetland issues are being addressed with DES through their requirements and permits. With regards to the

watering of logs, Mr. Gilbert does not anticipate needing to water logs but if it occurs, KLC will comply with current EPA standards. There was some talk about PHASE 2 by KLC in the future. All the site work will be completed in PHASE 1. With regards to the noise pollution issue, Mr. Brown wanted a clearly defined noise level reduction guarantee but currently there is no State or Town standard. Mr. Gilbert reiterated KLC's commitment to resolving the noise issue even if the berm is not the final solution.

Chair Hanson expressed his appreciation for the Publics' input and Kennebec Lumber Company's presentation. He expressed interest in receiving a site plan application addressing the issues discussed to the extent that KLC finds it feasible. Mr. Gilbert stated that KLC is proposing to spend roughly \$5.5 million in overall changes to the site, of which \$2.5 million will address environmental issues.

2. #07-2019-03; J.S. Quality Automotive and Repair LLC, 84 Route 10 South, M/L 233-027-001; Owner Spirit Spe Im Portfolio 2013-9, LLC

Joel Stoddard from J.S. Quality Automotive and Repair LLC presented his plan for an automotive repair shop. Mr. Stoddard inquired if there was anything the Board was looking for. Chair Hanson requested that he follow the application that includes roughly eighteen items that need to be addressed including a site plan, lighting plan, hours of operation and signage. C. Peter James asked Mr. Stoddard to attend the meeting tonight and Mr. James summarized the discussion with the Zoning Board. Mr. James reiterated the problems with the previous owner but stated his positive belief that Mr. Stoddard had addressed all these issue with the Zoning Board. Mr. Stoddard will present his Site Plan application to the Board for consideration.

V. ADJOURNMENT

The Board welcomed the new Planning Board Clerk, Emily Owens. Chair Hanson stated there being no further business a motion was made by C. Peter James and seconded by Peter Garland to adjourn the meeting at 8:57 p.m.

The next meeting of the Planning Board is scheduled for August 13, 2019, at 7:00 p.m. in the Jerry Whitney Memorial Conference Room of the Grantham Town Hall.

Respectfully Submitted,
Emily Owens – Planning Board Clerk