

**Pembroke Planning Board
(Adopted)
Tuesday, May 27, 2008**

MEMBERS PRESENT: Robert Bourque, Chairman; Alan Topliff, Vice Chairman; Kevin Krebs; Kathy Cruson; Todd Terrien; Mark Zydel, Cindy Lewis, Selectmen's Representative
ALTERNATE PRESENT: Brian Seaworth

EXCUSED:

STAFF PRESENT: Geoff Ruggles, Town Administrator as Acting Interim Planner and Jocelyn Carlucci, Recording Secretary

Chairman Bourque opened the meeting at 7:00 p.m. and introduced Brian Seaworth as a new Planning Board Alternate Member.

Old Business

1. Major Site Plan Application. Case #08-102. Map 565, Lot 80 located in the Medium Density-Residential (R1) District, Architectural Design (AD) Overlay District, and Wetlands Protection (WP) District at 408 Pembroke Street. The applicant, Ralph Littlefield of Community Action Program of Belknap & Merrimack Counties, is proposing to build a 40-unit elderly housing facility. These one-bedroom independent living units and common areas would occupy three floors totaling 33,062 sf, and a parking area of 44 spaces would be constructed.

Chairman Bourque asked that the record show that Selectmen's Rep. Lewis has stepped down from the Board.

Geoff Ruggles, Town Administrator, said that Stephanie Alexander, Interim Planner, reviewed the revised plans by G. R. Spaulding Design Consultants, LLC which were revised on May 13, 2008. He noted Ms. Alexanders remaining issues: (1) SP-1 to be revised based on Merrimack County Registry of Deeds requirements. Mr. Ruggles said that the applicant has eliminated lines and shading under the text but Ms. Alexander suggests removal of the topography and existing condition backgrounds except for the garage and property bounds; (2) Applicant should submit a floor plan; and (3) As the wetland and property bounds appear on SP-1, the applicant should add the seals and signatures of the wetlands scientist and surveyor. The Applicant received a copy of the requests.

Mr. Ruggles said that the Applicant provided a May 15, 2008 response and KV Partners submitted a reply dated May 20, 2008 which states that "a sidewalk ramp detail was added to the plan set. The detail must include indication of cross slope in the ramp/landing areas and detectible panels per the Americans with Disabilities Act requirements. Landing area cross slope (2% maximum) has not been added to the details."

Chairman Bourque asked if the drainage issues had been resolved. The Applicant said yes.

Mr. Ruggles also said that there were two outstanding issues from the April 22, 2008 meeting: (1) Parking Lot Grading, Stone Swale Detail, and Lighting Fixture Specifications. Since the Town Engineer did not comment on these issues, Mr. Ruggles said that it is assumed that the Engineer had no problems with them; and (2) Determine whether amenities are to be required for approval of the plan.

Chairman Bourque opened the public hearing at 7:05 pm.

Gary Spaulding, of G. R. Spaulding Design Consultants, LLC responded to the outstanding issues as follows: (1) The Surveyor will modify the SP-1 plan in accordance with the Merrimack County Registry of Deeds; (2) The seals and signatures of all the professionals will be placed on the recordable plan; (3) The floor plan will be submitted; (3) The parking issues are taken care of ; (4) The Recreation Grants – Applicant will be limited to providing patio furniture on the patios. Walking paths, and other suggestions made at the April 22nd meeting are not part of the plans and there is no money approved for such amenities in the HUD grant; (5) Three notes will be added to the plan regarding the sidewalk detail – cross slope in the ramp/landing areas, detectible panels per ADA requirements, and 2% maximum landing area cross slope; (6) the stone wall design detail was added to the plan. Mr. Spaulding said that the wall may change based on the contractor bids.

Vice Chairman Topliff asked if additional trees would be added along the entire Donna Drive property line. Mr. Spaulding said that the trees will only be added to the front portion of the property line, specifically for Lot 9. He feels that the shrubs and greenery on the remaining portion of the property line is adequate. He also said that if there were concerns once the project is built, they will address it at that time.

Member Terrien asked if wetland markers would be placed every 25 feet’ along the conservation line. Mr. Spaulding said yes and that a line indicating the nonbuildable portion of the property was added to the plan along with a note that wetland markers will be placed every 25 feet.

Cindy Lewis, of Architectural Link, said that the natural evergreens along the Donna Drive property line consist of a variety of spruce, balsam, and a Russian olive tree which are well over 20 feet high.

There being no further comments, Chairman Bourque closed the public hearing at 7:10 p.m.

MOTION: Member Zydel moved to approve the application with the following conditions:

1. SP-1 to be revised based on Merrimack County Registry of Deeds requirements;
2. Submit a floor plan;
3. Add seals and professional signatures on SP-1;
4. Parking Lot Grading per April 22, 2008 minutes: “Regrade the parking lot to provide a minimum of 0.5% with 1% slope preferred along the berm next to Bioretention Area 4.”;
5. Provide Stone Swale detail per April 22, 2008 minutes: “The depth and width of the stone for Bioretention Area 4 to the stone swale detail.”
6. Provide sidewalk ramp detail on the plan set.
7. Additional evergreens to be added to the buildout line as needed for light shielding to accommodate residents along Donna Drive.

Seconded by Vice Chairman Topliff.

VOTE:	Robert B. – Y	Alan T. – Y	Mark Z. – Y
	Kevin K. – Y	Kathy C. – Y	Todd T. – Y

THE MOTION TO APPROVE THE APPLICATION WITH THE FOLLOWING CONDITIONS:

1. **SP-1 TO BE REVISED BASED ON MERRIMACK COUNTY REGISTRY OF DEEDS REQUIREMENTS;**
2. **SUBMIT A FLOOR PLAN;**
3. **ADD SEALS AND PROFESSIONAL SIGNATURES ON SP-1;**
4. **PARKING LOT GRADING PER APRIL 22, 2008 MINUTES: “REGRADE THE PARKING LOT TO PROVIDE A MINIMUM OF 0.5% WITH 1% SLOPE PREFERRED ALONG THE BERM NEXT TO BIORETENTION AREA 4.”;**
5. **PROVIDE STONE SWALE DETAIL PER APRIL 22, 2008 MINUTES: “THE DEPTH AND WIDTH OF THE STONE FOR BIORETENTION AREA 4 TO THE STONE SWALE DETAIL.”**
6. **PROVIDE SIDEWALK RAMP DETAIL ON THE PLAN SET.**
7. **ADDITIONAL EVERGREENS TO BE ADDED TO THE BUILDOUT LINE AS NEEDED FOR LIGHT SHIELDING TO ACCOMMODATE RESIDENTS ALONG DONNA DRIVE.**

PASSED ON A 6-0 VOTE.

Chairman Bourque asked that the record show that Selectmen’s Rep. Lewis has returned to the Board.

New Business

2. **Major Site Plan Application. Case #08-103.** Map 634, Lot 41-1 located in the Limited Office (LO), Soucook River Development (SRD), and Aquifer Conservation (AC) Overlay Districts at 542 Pembroke Street. The applicant, McFarland-Johnson, Inc., on behalf of owners Four Square Gospel of California, is proposing to build an 18,128 s.f. addition to the existing Grace Capital Church. The building addition would include adding 537 seats to the main sanctuary, offices, a gym, and multi-purpose classrooms. The expansion would include adding 157 parking spaces with a new access driveway.

Chairman Bourque asked that the record show that Member Zydel has stepped down from the Board.

Mr. Ruggles reviewed Ms. Alexander’s recommendations of May 13, 2008:

General Plat Requirements:

1. Applicant will add height to Sheet A3-1;
2. On C3.0, Note #6, that slope and drainage be added before the word “easement” and add a placeholder for the book and page to be noted once recorded;
3. Conditions of the variance received on 12/17/07 should be detailed in Note #8 of C3.0
4. Complete the revision block with date of plan revisions on C2.0.

General Issues:

1. Revisions to easements from Town Counsel need to be addressed.
2. Copy of approved Driveway Permit.
3. Copy of approved Alteration of Terrain Permit.
4. C3.0, Note #4, change “PALN” to “PLAN”

Mr. Ruggles read the comments on KV Partners' letter of May 14, 2008. He said that the Pembroke Water Works' letter dated May 20, 2008: (1) asks that a Water Permit fee be paid when applying for the Building permit and that the Water Permit fee would be based on the complete build out of the building; (2) a water flow study will be required and will be reviewed by the Water Works engineers with the cost paid by the Church; (3) the Water Permit must be approved by the Board of Water Commissioners; (4) they recommend that a new water line be connected for Cooperative Way for the hydrant requested by the Fire Department and the sprinkler line for the addition to the Church building.

Mr. Ruggles also noted that the Water Works is concerned with the pervious parking lot and would like to review the material to be used along with the parking lot maintenance plan.

Mr. Ruggles said that the Sewer Commission letter dated May 9, 2008 states that they have no jurisdiction on septic system designs but when any addition is made to the building, the Commission will need a copy of the plumbing plans showing the separation of septic lines vs. the Town sewer lines.

Present were: Frederick Mock and Michael Kerivan, both of McFarland-Johnson, Inc., Jonathan Halle, of WarrenStreet Architects and James Reidy, member of the Church Council.

Mr. Mock gave an overview of the project. He said that, at the present time, traffic moves in and out of the center parking area and that there is a stormwater retention pond on the westerly side of the site. The applicant is proposing to create a U-shaped, one-way traffic pattern. Vehicles would enter via the existing driveway and flow into the expanded parking lot located in front of the new building addition and exit via the proposed driveway.

Porous pavement will be used to aid in groundwater recharging. The gravel soils on the site are highly permeable.

Mr. Mock said that the proposed expansions include a recreational facility (gym), multi-purpose area, expansion of the chapel area, and office space. With regard to utilities, the site is serviced by natural gas, Town water, and there is wastewater from Phase 1 that is handled from a pump station located on the westerly side of building. His understanding is that at some point, they would need to show the plumbing separation between the existing sewer system and the new septic system. The plumbing will be made to be easily transferable to the Town sewer system, when sewer capacity is available.

Mr. Mock noted that KV Partners' comments speak directly to the proposed storm water solution. The proposed solution for the applicant's handling of storm water comes directly from UNH's porous pavement technology. Storm water is proposed to be conveyed from the mid-portion of the building, moving westerly and easterly and collected and placed in dry wells to recharge the ground water.

Mr. Halle said that they were reorganizing the interior offices and adding them to the east side of the building. The west end of the building will become a youth center with a youth chapel. There will be a gym and multipurpose space, 2 toddler rooms, nursery, and classrooms. The larger space will be built into the hillside. The height of the building is less than the front icon.

Seating in the main sanctuary will increase from approximately 500 to 800.

There will be 4 phases. Although the first phase is site-related, Selectmen's Rep. Lewis explained that a building permit would have to be pulled.

Mr. Mock said that the project is not a school. It is essentially support spaces to Sunday service. The building's primary use is Sunday during the day with some activities during the week. It will not be a daycare center.

Member Cruson asked if the gymnasium would be used as a rental facility or part of the Church facility. Jim Reidy, member of the Church Council, said that the purpose of the gym is to be a youth center. The facility will be opened to the community for such things as the Red Cross, an evacuation shelter, or baccalaureate service for Pembroke Academy, but it is not an income-generating facility. Its sole purpose is for extension of Sunday Church services. Presently they have 2 services - 8:30 and 10:30 a.m. on Sundays and will not exceed the occupancy permit. The intent is not to have youth and Sunday services operating at the same time.

Mr. Halle said that the proposed traffic flow pattern would ease the congestion during the time between the end of the first service and the beginning of the second service.

Member Cruson noted that the zoning regulations state that the side and front setbacks for a corner lot are suppose to be the same (30') but that the side setback on the plan is only 15'. Mr. Halle said that the setbacks are the result of conversations with Ms. Alexander and that they assumed that she was aware that the site was a corner lot. Member Cruson noted that the setback may be an issue in the future.

Mr. Mock said that they have submitted an easement request to the Town.

Member Terrien noted that the existing HVAC units are visible from Route 3 and asked if the applicant's intent is to screen the new units. Mr. Mock said that the HVAC units, once moved, will be screened with barrier fencing as noted on Sheet C3.0. Selectmen's Rep. Lewis also noted that Sheet C7.0 illustrates greenery that will be added as shielding.

Member Krebs said that the proposed traffic pattern shows the crosswalk in the line of exiting traffic. Mr. Mock said that it is no more dangerous than other existing parking lots and would be less dangerous given that parishioners are presently dodging 2-way traffic. He feels that by moving the traffic in one direction, it will be safer while alleviating congestion.

Selectmen's Rep. Lewis said that the proposed traffic flow seems backwards. She asked why the Applicant would prefer being closer to the Church entrance when exiting the site rather than on arrival. She noted that it is not uncommon for parents to drop off their family members and then find a parking space. Mr. Mock said that this traffic pattern was the Applicant's preference. Selectmen's Rep. Lewis suggested that the Applicant continue to review the traffic flow pattern.

Mr. Mock noted that at some point in the future, Cooperative Way may not be a deadend road and may present an opportunity for the traffic to make a left hand turn, but it is not the case at the present time.

Selectmen's Rep. Lewis asked if the Church will continue to hire a policeman to direct traffic on Route 3 during Sunday services. Mr. Reidy said yes, until such time as Cooperative Way reconnects.

Mr. Reidy said that during Wednesday evening activities (from 6:30-8:30 p.m.), there is less than 200 staff and youths and there are very few cars (approximately 15) because parents typically drop off the children and pick them up.

With regard to the porous pavement maintenance, Selectmen's Rep. Lewis asked (1) what they intend to use during the winter in place of sand; and (2) how they would maintain the parking lot considering the amount of sand that is blown onto their lot from the old sand pit located nearby.

Mr. Mock said that the applicant presently vacuums the parking lot twice a year but could not say that they would not use a salt-and-sand mixture during the winter. He stated that porous pavement can handle approximately 100 inches of water per hour. He said that although they can clog, it can be rejuvenated. He said it would take a few years without maintenance before it would clog.

Mr. Mock said that they have spoken with Associated Grocers ("AG") and their engineers and AG agreed that they could proceed. The applicant said that they will share AG's comments with the Board. There is excess capacity built into the system and it is designed for a 25-year storm.

Mr. Mock said that the applicant has a gas company easement and everything that the applicant is doing is covered by the language in the easement. They are not changing the grade or swaling and it is being done outside of the easement. AG is allowing the activity.

There will be an opportunity for a playground at the rear of the site. Very little of it will be seen. The basketball court will be half-court size. There will be no regulation games.

Mr. Reidy said that, at the present time the pastor count is 11. There will be 4 cubicles and 5 offices in the administrative area. They are only adding 4 office spaces from what presently exists. They will be moving the existing offices to the other side of the building. The present staff includes 2 dedicated staff members and one pastor, Peter Bonanno.

Mr. Ruggles said that the building will not be higher than what presently exists but will check on it. Selectmen's Rep. Lewis said that the applicant may need a variance if the height exceeds the maximum building height allowed.

Mr. Halle said that the present electrical supply is underground, with a portion that is overhead. Chairman Bourque suggested that the applicant call PSNH Construction Services for the latest pad design for pad mount transformers to protect against oil leaks. Chairman Bourque said that he would like to see design verification.

Chairman Bourque stated that a permit application for sign and building illumination on the present site was never applied for, therefore, he would like the Applicant to apply for one now.

Mr. Halle suggested hiring a traffic engineer to address the traffic issue specific to the times of concern.

The Board agreed that they would like to see a traffic count of the vehicles entering Cooperative Way during Sunday services to be used as a baseline for future traffic counts.

Mr. Mock said that the new proposed access will have “Do Not Enter” signs and one-way arrows to avoid a vehicle using it as an entrance.

Selectmen’s Rep. Lewis suggested that the fire alarm meet NFPA regulations and be connected with the existing system and be reviewed as part of the building permit.

Mr. Mock stated that Sheet C3.0 #3 lists the phases and timelines associated with each phase.

Mr. Mock said that, with regard to Town sewer capacity, the applicant has already established an area for an onsite sewer system, if there is no available Town sewer. Selectmen’s Rep. Lewis said that the applicant must have a sewer permit as part of the approval process and hopes that they can find a way not to require the applicant to design a sewer system until such time as Phase 2-4 begin. The applicant is hoping that Town sewer capacity will be available in the near future.

Chairman Bourque suggested that the applicant discuss any engineering comments with KV Partners.

MOTION: Member Terrien moved to grant a waiver for the 24’ wide driveway. Seconded by Member Cruson.

Mr. Kerivan stated that the driveway standard is 20’ wide but one of the Town departments was concerned with emergency vehicles accessing the property, therefore, they tried to match, as closely as possible, the width of the new and existing driveways. Emergency vehicles will have no problem accessing the site via the new proposed driveway.

VOTE:	Robert B. – Y	Alan T. – Y	Cindy L. - Y
	Kevin K. – Y	Kathy C. – Y	Todd T. – Y

MOTION TO GRANT A WAIVER FOR THE 24’ WIDE DRIVEWAY PASSED ON A 6-0 VOTE.

The Board agreed to the following conditions: (1) A traffic count of the vehicles along Cooperative Way on Sundays from 8:00 a.m. to 12:00 noon; (2) A letter stating that the burglar and fire alarm systems meet NFPA code to be presented at the time of the building permit application.

Chairman Bourque noted the following items to be completed by the Applicant, per Ms. Alexander’s May 13, 2008 Update Review:

- Applicant has stated that they will provide cross section of driveway (A.E), add ZBA approvals to plan (B.17), and will add book and page of all easements (B.20).
- Applicant to add height to Sheet A3-1.
- Applicant to add ZBA approvals and conditions to C3.0.

- Applicant to modify features on the C3.0 to MCRD standards
- Applicant to add that easement holders will be notified prior to demolition on C3.0.
- Applicant to add/fix typographical errors.
- Applicant to complete revision block.
- Applicant to modify easement deeds to the review and approval of Town Counsel.
- Applicant to provide copy of approved driveway permit.
- Applicant to provide copy of approved Alteration of Terrain permit.
- Applicant to address the other Department comments.
- Applicant to address Town Engineer comments.
- Applicant to complete Note about MUTCD and ADA compliance.

The Board agreed not to conduct a site walk.

With regard to the performance guarantee for Town Engineer inspections, Selectmen’s Rep. Lewis said that the Town engineer will come up with a plan.

With regard to a Special Use Permit, Mr. Ruggles said that it was included in the Member packet and signed-off by the Health Officer, Dr. Vincent Greco, with no concerns listed.

MOTION: Selectmen’s Rep. Lewis moved to accept the plan as complete. Seconded by Member Cruson.

Member Cruson suggested that an additional item be added to the list of items to be completed by the Applicant: Applicant will look into the 30’ setback on the Cooperative Way side of the property. The Board agreed.

VOTE:	Robert B. – Y	Alan T. – Y	Cindy L. - Y
	Kevin K. – Y	Kathy C. – Y	Todd T. – Y

MOTION TO ACCEPT THE PLAN AS COMPLETE PASSED ON A 6-0 VOTE.

The following is the complete list of items to be completed by the Applicant:

- Applicant has stated that they will provide cross section of driveway (A.E), add ZBA approvals to plan (B.17), and will add book and page of all easements (B.20).
- Applicant to add height to Sheet A3-1.
- Applicant to add ZBA approvals and conditions to C3.0.
- Applicant to modify features on the C3.0 to MCRD standards
- Applicant to add that easement holders will be notified prior to demolition on C3.0.
- Applicant to add/fix typographical errors.
- Applicant to complete revision block.
- Applicant to modify easement deeds to the review and approval of Town Counsel.
- Applicant to provide copy of approved driveway permit.
- Applicant to provide copy of approved Alteration of Terrain permit.

- Applicant to address the other Department comments.
- Applicant to address Town Engineer comments.
- Applicant to complete Note about MUTCD and ADA compliance.
- Applicant will look into the 30' setback on the Cooperative Way side of the property.

Chairman Bourque opened the public hearing at 8:55 p.m.

Diane Shuett, 533 Pembroke Street, expressed her concern that the project will have on the traffic on Rt. 3. She would like the Applicant to reiterate that the use is primarily planned for Sundays and Wednesday evening. Mr. Mock said that he does not envision any increase in traffic volume. The project is not about growth but merely to take care of the present overcrowding.

Mr. Reidy said that the Church has a Facility-Use Policy in place. The nature of its use has to be consistent with the Church's mission. They want to protect their mission and their 501:C3 status.

Selectmen's Rep. Lewis said that the Board of Selectmen discussed that if a facility has an event that will bring more than the number of occupancy or vehicles allowed, that facility must have police detail. Chairman Bourque asked that the Applicant consider having police detail if a large event is planned and the Church can foresee an overabundance of guests.

Mr. Reidy said that the Church will continue to watch the issue and if there is increased activity, they will be sensitive to it. The Church voluntarily has police detail now.

Mr. Reidy also said that the early service has approximately 177 attendees and the later service has over 200 attendees but does not reach 500, which is the maximum capacity.

Vice Chairman Topliff asked if the Applicant knew what the current shortage of parking spaces presently is on Sunday mornings. Mr. Mock said no. Vice Chairman Topliff said that he is concerned that the parking lot size is increasing based on the size of the sanctuary and, although the sanctuary is doubling in size, the parking lot is not. He said that the Applicant is solving the present parking issue but is not planning for the future. Mr. Mock said that he cannot speculate on future needs, but that the proposed parking expansion meets the Town's regulations and that the handicapped spaces adequately meet ADA standards.

There being no further comments, Chairman Bourque closed the public hearing at 9:15 p.m.

MOTION: Chairman Bourque moved to continue the public hearing to June 24, 2008 to give applicant time to resolve issues with the engineer and meet additional conditions. Seconded by Vice Chairman Topliff.

The Board agreed that they would not want an open-ended timeframe for construction.

VOTE:	Robert B. – Y	Alan T. – Y	Cindy L. - Y
	Kevin K. – Y	Kathy C. – Y	Todd T. – Y

MOTION TO CONTINUE THE PUBLIC HEARING TO JUNE 24, 2008 TO GIVE APPLICANT TIME TO RESOLVE ISSUES WITH THE ENGINEER AND MEET ADDITIONAL CONDITIONS PASSED ON A 6-0 VOTE.

Chairman Bourque reiterated to Mr. Kerivan that the traffic count was removed as a waiver and made a condition of final approval in order to establish a baseline for future traffic studies.

Mr. Mock expressed his concern over Item #1 listed in KV Partners' letter dated May 14, 2008 regarding the traffic flow. Mr. Mock said that he has spoken with Mr. Vignale and Mr. Vignale wants the Applicant to revert back to the original proposal of "traffic entering the existing driveway and exiting the proposed driveway." Mr. Mock does not feel that Mr. Vignale will change his mind. Selectmen's Rep. Lewis said that she agrees with the Town engineer.

Chairman Bourque suggested that the Applicant state their position in a letter to KV Partners. The Board will discuss it at another time and decide how the traffic will flow.

Mr. Mock said that Mr. Vignale has requested a letter from UNH stating that the design intent for the porous asphalt pavement and infiltration beds are acceptable. Mr. Mock said that he has approached UNH and they will not prepare a letter. Chairman Bourque suggested that Mr. Mock explain that to Mr. Vignale. Chairman Bourque also asked Mr. Ruggles to inquire as to why Mr. Vignale wants a letter from UNH. Selectmen's Rep. Lewis pointed out that since the Applicant is basing their engineering on what UNH has been doing, it is understandable that Mr. Vignale would want to be comfortable with UNH's thoughts.

Selectmen's Rep. Lewis suggested that perhaps the maintenance plan should include a clause indicating that the Town will periodically inspect the Applicant's maintenance to ensure that abutting properties are not adversely affected.

The Board recessed at 9:30 p.m.

Chairman Bourque continued the meeting at 9:35 p.m. Member Zydel returned to the Board.

- 3. Conceptual Consultation. Case #08-104CC.** Map 559, Lot 14 located in the Rural/Agricultural (R3) and Aquifer Conservation (AC) Overlay Districts at 830 North Pembroke Road. The applicant, T.F. Bernier, Inc., on behalf of owner New England Flower Farms, LLC, is proposing to add a wood chip boiler consisting of two new buildings and an additional greenhouse at Pleasant View Gardens.

Present were: Timothy Bernier of T. F. Bernier, Inc. and Mr. Henry Huntington, owner of Pleasant View Gardens. Mr. Bernier said that they will be submitting an application to do a lot line adjustment in order to add 7 acres from Pembroke Sand to the Pleasant View Gardens property.

Mr. Bernier said that the proposal is to build a 4,200 sq. ft woodchip boiler building opposite the existing boiler room. There will be a woodchip storage building along with the infrastructure to serve that building, and a 9,000 sq. ft. quonset-type greenhouse. Pembroke Sand's scale house will remain in the

middle of the site and there will be a temporary agreement between Pembroke Sand and Pleasant View Gardens to continue to share the main entrance until such time as Pembroke Sand has moved their entrance once more of the gravel pit is excavated (approximately 2 years). Mr. Bernier said that the object is to heat with woodchips rather than oil. There will be a hot water storage tank on site that will be 49' tall and 20' in diameter. Pembroke Sand will maintain rights to the minerals until they are gone.

Selectmen's Rep. Lewis suggested that Mr. Ruggles speak with the Fire Chief regarding the wood chip storage.

Mr. Huntington said that, at the height of the heating season, (January and February) it is possible that they will receive a trailer load of chips every other day. The deliveries will occur during normal business hours. They will keep the oil fired system as a backup. The new boiler will admit no more noise than a typical oil boiler. The ashes can be spread on land as fertilizer or hauled away.

Mr. Bernier said that the chip building will consist of a roof and posts. All four sides will be open and there will be plenty of room for trucks to maneuver.

Vice Chairman Topliff said that Ms. Alexander noted that the project will require a Special Use Permit for activity over the aquifer. Mr. Bernier is aware of the 50' setback and the flood line.

Selectmen's Rep. Lewis suggested that the Applicant speak to the Water Department because of the aquifer. Usually someone from the Water Department is present at the Technical Review Committee.

Mr. Bernier will need to speak with the Code Enforcement Officer about the stack height.

Mr. Bernier said that drainage has been addressed. There is a drainage swale on-site that is sufficient.

Mr. Bernier agreed to (1) inquire about the Technical Review Committee, (2) check with the Water and Fire Departments, and (3) check with zoning regarding a possible height requirement variance.

Minutes

4. Review and Approve Meeting Minutes of May 13, 2008

MOTION: Vice Chairman Topliff moved to accept the minutes of May 13, 2008 as amended. Seconded by Member Terrien.

VOTE:	Robert B. – Y	Alan T. – Y	Mark Z. – Y
	Kevin K. – Y	Kathy C. – Y	Todd T. – Y
	Cindy L. - Y		

MOTION TO ACCEPT THE MINUTES OF MAY 13, 2008 AS AMENDED PASSED ON A 7-0 VOTE.

Miscellaneous

5. Correspondence

Mr. Ruggles said that:

- Bow ZBA will hold a public hearing on June 17, 2008 at 6 p.m. PSNH asked that they have the names of the attendees in advance for homeland security issues. Mr. Ruggles asked the Board members to notify him if anyone is interested in attending.
- The mylars for the No. Pembroke Road phasing portion must be revised again for the Merrimack County Registry of Deeds.
- The Chickering Meadows as-builts are available for Units for 53, 54, and 57-60.

A major site plan on Commerce Way expired on Nov. 9, 2007. Ms. Alexander wondered if the Board wanted to hold a meeting to officially deem it expired or write a letter to the Applicant informing him of the expiration. Selectmen's Rep. Lewis said that the Board should write a letter because they have been good neighbors. Mr. Ruggles will ask Ms. Alexander to contact them for an update.

6. Committee Reports

Member Krebs said that the Conservation Commission is planning to clean white sands this Saturday at 9 a.m. Volunteers are appreciated.

Chairman Bourque said that PSNH will have the gate posts set at White Sands within a week.

MOTION: Member Terrien moved to adjourn. Seconded by Member Krebs.

The vote was unanimous in favor of the Motion.

The meeting adjourned at 10:15 p.m.

Respectfully submitted,

Jocelyn D. Carlucci, Recording Secretary