

**Pembroke Planning Board
Meeting Minutes
(Approved September 14, 2021)
August 24, 2021**

MEMBERS PRESENT: Brian Seaworth, Chairman; Robert Bourque, Vice Chairman; Ann Bond, Selectman's Rep.; Brent Edmonds, Kevin Foss

ALTERNATES PRESENT:

MEMBERS EXCUSED: Clint Hanson, Kathy Cruson

STAFF PRESENT: Carolyn Cronin, Town Planner; Susan Gifford Recording Secretary

Chairman Seaworth called the meeting to order at 6:30 pm. Five members were present.

Presentation

1. Development of Regional Impact, Joseph Vanaria, Applicant, on behalf of Manchester Sand, Gravel & Cement Co., Inc., owner of 200 Sheep Davis Road, Concord.

The Applicant proposes to run a compost production operation on the site, in which residential yard waste generated by Applicant's landscaping business will be transported to produce compost.

Chairman Seaworth explained that a development is coming soon to the City of Concord Planning Board and the Pembroke Planning Board was given a heads up that it may be determined a development of regional impact. The applicant has asked to come in and give us a presentation. This is not a public hearing, and Pembroke Planning Board is not voting on this application. We would submit written comments to the Concord Planning Board and they would take them into consideration.

Peter Holden, representing applicant Joseph Vanaria, stated that the applicant is a landscape maintenance person in the Waltham, MA area. He had a place to bring leaves and grass but that owner sold the property and moved to Florida. Joe Vanaria buys sand at Manchester Sand, bark at Dirt Doctor, and crushed stone in Pembroke, NH. He has a proposal to bring leaves and grass to Concord, NH and compost them. He does not compost sticks, branches, wood chips or bark mulch due to possibility of cockroaches and bacteria decimation. He would keep the compost piles warm, at a height set by Concord Planning Board, and rotate the piles daily until it becomes dirt. He would then take the dirt out to use in his landscape business. He would put in a new drainage swale and a 75-foot buffer of pine trees. Mr. Holden stated we are tasked with getting City of Concord Planning Board conditional approval for the composting use. Joe Vanaria will use the existing access road and build a 30' x 30' building. The trucks will come in from Massachusetts, from the Route 3 end, and dump leaves and grass. The business has permits for 500 trucks per day and will not reach that limit.

The City of Concord Technical Review team asked Joe Vanaria to meet two 100-year rain storms, equal to two days in a row of rain which the groundwater would not hold, to ensure that compost would not run into the river. The Fire Department was not as concerned as with storage of compost. The Fire Department wants room to drive between piles. Joe Vanaria proposes to take out the existing piece of asphalt and plant bushes. The applicant

was provided a copy of Emery and Garrett's groundwater report with recommendations on page six. One requirement is a hydrogeologic assessment of the site. When the gravel pit restoration plan was made, yearly samples from the well are already taken. Groundwater monitoring samples testing water quality will be taken once a year in the fall. Peter Holden said that we are hiring a company to write a program for Joe Vanaria to follow in the composting process. We are building a berm so that surface water going into the retention area cannot flow into the river. We will have a program on how to report testing and store records, and detail where equipment would be stored. The loader will be stored in the 30' x 30' building along with a telephone and a bathroom. There would be no equipment repair and no fuel storage inside the building. The loader would be fueled at night by driving it inside on a plastic tarp with absorbent pads on top on a fueling pad. Joe Vanaria is looking into using a different kind of engine, perhaps electric. We would hire a company to put together a program for review by both planning boards.

Chairman Seaworth expressed concern about invasive species coming in vegetative matter brought into NH from out of state. It sounds like one of the key composting best practices is hot composting. There has also been discussion that no one regulatory board has additional procedures on the program Joe Vanaria is proposing. Peter Holden stated if we were composting wood or food we would need State of NH DES oversight. By having groundwater monitoring, surface water monitoring, along with hot composting and daily turnover of the piles, the program should ensure seeds of invasive species will not grow.

Vice Chairman Bourque would like to see inspections in July and September to look for these invasive plants. Vice Chairman Bourque asked how electricity will be provided. If there will be street power, the transformer will need secondary containment for oil. Peter Holden said that the applicant plans to install solar panels on the roof of the building to provide electricity. Member Edmonds asked if designated shoreline protection requirements were being met. Peter Holden stated there is 250-foot State of NH, 250-foot City of Concord, 75-foot easement conservation, 100-foot buffer, 150-foot woodland buffer, and 50-foot no-clear buffer that apply to the project. Mr. Holden stated that the applicant is following the most extensive requirements. Peter Holden described two parking spaces by the building that will be made of 3-inch stone. At the entrance, there will be more 3-inch stone that cleans off tires. There will be no pavement at all. The impervious area is only the 900 square foot building. Selectmen's Rep Bond asked if there would be noticeable odor. There will be no smell. Selectmen's Rep Bond stated it takes a long time to make compost. Will you be using any chemicals to accelerate the process? Peter Holden stated no chemicals will be used. By turning over the piles every day, the pile gets smaller and is done composting in a couple months. The height of the pile will be limited if it is turned every day. Member Foss asked where groundwater will go. The site is all gravelly soil. Peter Holden stated that the berm will prevent runoff of 100-year stormwater. One 100-year storm is 5.5 inches of water in 24 hours, and two storms would be 11 inches in 48 hours. If we had two days of rain, it would not go halfway up the berm.

Chairman Seaworth asked Planner Cronin if she talked to Pembroke Water Works. Planner Cronin said Water Works initially had some concerns, and sent the plans to EGGI for review and comments. We also have the CNHRPC report and comments. Chairman

Seaworth thanked Mr. Holden for presenting and speaking to the Pembroke Planning Board directly. Peter Holden stated that he and Joe Vanaria talked with the person they are going to hire to write a detailed composting program. They would like to make that report with its very specific restrictions available to both the Pembroke Planning Board and City of Concord Planning Board as soon as possible.

Chairman Seaworth asked when we should plan to have our written submission to City of Concord ready. Planner Cronin noted it is three weeks to the September 14, 2021 Pembroke Planning Board work session. The report from the applicant would likely be ready to include in that agenda packet. Chairman Seaworth stated we want to ensure that our comments are submitted before Concord must make their decision. Vice Chairman Bourque stated it would be prudent to ask for inspections for invasive species be conducted in the first year. Water Works concerns were groundwater chemical contamination. Bugs and seeds don't move that way. Chairman Seaworth stated that composting at higher temperatures is meant to control invasive species. As part of the plan to be written someone should come in and certify that no bugs are brought in by delivery. Vice Chairman Bourque would like secondary containment in the building, as solar panels would need batteries or utility power. August 18th was the first meeting of the City of Concord on this proposal. They would make DRI decision at their meeting in September. Planner Cronin will monitor Concord activity.

Minutes

- July 27, 2021

MOTION: Vice Chairman Bourque moved to approve the minutes of July 27, 2021, as presented. Member Foss seconded.

VOTE: B. Seaworth – Y A. Bond - Y
 B. Edmonds - Y R. Bourque – Y K. Foss-Y

MOTION TO APPROVE MINUTES OF JULY 27, 2021, AS PRESENTED PASSED ON A 5-0 VOTE.

Miscellaneous

1. Correspondence – DRI- 15 Integra Drive, Concord

Planner Cronin reported that a Development of Regional Impact was received from City of Concord. Integra Drive is off Manchester Street at a traffic signal. The proposal is for new construction of a sizeable 350,000 square foot warehouse. We received a set of plans and CNHRPC comments. Pembroke Water Works comments were that aquifer recharge is inside the wellhead area. Traffic is based on 326 employees, most of whom were previously employed in surrounding communities.

CNHRPC states that when it opens in 2022, service at the intersection is adequate, municipal sewer is planned, stormwater management is needed and Alteration of Terrain permit from DES. Selectmen's Rep Bond stated that both Integra and Airport Road have the green light at the same time under current conditions. A protected left turn from Airport Road is a needed improvement. Member Foss asked is it not signed yield on green presently. It is not. Chairman Seaworth noted that City of Concord should be concerned about this signal. Member Edmonds state that City of Concord has made promises of improvements on Manchester Street for decades, and not followed through. Three lanes

heading to the highway were proposed years ago. The city is promoting development on side roads without adequate improvements to Manchester Street. Chairman Seaworth stated that traffic studies indicated those 326 vehicles will impact streets further down Manchester Street. Selectmen's Rep Bond noted that CNHRPC listed improvements to Manchester Street in Concord in 2018/2019 were moved out to 2025/2028 and is pushing that out to 2032. Vice Chairman Bourque asked where the line between State of New Hampshire/City of Concord maintenance of Manchester Street is. Member Edmonds stated the Urban Compact Marker at the top of the hill usually designates that location. Pembroke Planning Board has traffic safety concerns, specifically the need for a protected left turn at the signal. Vice Chairman Bourque stated with the increase in number of employees and proximity to Soucook River I suggest secondary containment be installed. Planner Cronin will draft comments including review of traffic updates, including protected left turn, and see the City of Concord make improvements on Manchester Street from Airport Road to Garvins Falls Road. She will coordinate with Matt on whether Pembroke Water Works looked at hazardous materials, cooling from welding gases, and possible plating operations at the site.

Planner Cronin received a NH DOT driveway permit to resurface a residential driveway at 144 Pembroke Street.

There will be a Meet and Greet at a new senior living complex in Allenstown on Friday September 10, 2021. Planner Cronin can provide specifics.

2. Committee Reports – Member Foss reported that Conservation Commission met with Bob MacCormack, owner, regarding plans for additional housing at Pembroke Pines. CIP has wrapped up for this year.
Chairman Seaworth noted that Roads Commission discussed that the roads budget has been flat funded for a long time, and that is not going to work in the future. We need to do more preventive maintenance on good roads. Crack sealing is done to maximize roads use longer without needing a complete redo. Chip sealing is the next step. The State of NH uses chip sealing on Route 106 near Makris, and City of Manchester uses it. Pembroke tested chip sealing on Ryan, Cross Country former dirt section, and Wellington Way. The chip sealing dries in a day, and provides a rough surface to the road. Residents came to the last roads meeting to talk about it. Public Works went out with the contractor and found the process was not poorly done, but resident expectations were not met. Mitigation includes not using chip sealing on cul de sacs but only on through streets, allowing a season for the process to mature (rocks start out loose but plows push them down. Chip sealed roads will be better next spring.) Vice Chairman Bourque asked if chip sealing is more sturdy than sealant. Member Foss will be curious how the treated roads fare after a season. He can see where it may be perceived as an incomplete project.
Selectmen's Rep Bond noted that CIP process has wrapped up. The Board of Selectmen approved opening Beacon Hill Road for 560 feet from the top down. The applicant will bear the expense to pave that section of the road and place a hammerhead approved by police, fire and DPW on his property. Funds are needed in the 2022 budget for a new position supporting the Town Clerk position and preparing

for the eventual retirement of the Town Administrator, who also acts as Finance Officer and Tax Collector.

3. Other Business - none
4. Planner Items – Planner Cronin noted that the September 14th workshop will include legal comments on the subdivision regulation changes, and beginning to work on zoning amendments for next year's town meeting.
5. Board Member Items – Vice Chairman Bourque recalled that in the past, the board discussed having certain contractors on contract or retainer in case specialty reports were determined to be needed for an application. This would include hydrogeologist and wetland scientist. Has any movement occurred on this idea to eliminate the time needed for the bidding process. Planner Cronin asked CNHRPC whether any other towns do this and they said it's an interesting idea but not that they know if. It would need Board of Selectmen signoff, like the town engineer contract. It may limit the specialist's work options to enter a contract with a town. Planner Cronin suggested it may make sense and save the town money to piggyback onto Pembroke Water Works agreement with EGGI Hydrogeologist. Chairman Seaworth stated that a memo of understanding could be put in place without much cost. Some Conservation Commissions have an arrangement with a soils and wetland scientist. Planner Cronin will draft a letter with the proposal, asking for Board of Selectmen support to explore this further.
Selectmen's Rep Bond asked for an update on a plan to hire someone to help the Planner and Code Enforcement Officer to consolidate zoning regulations. Planner Cronin said that quotes were received, but fell to the back burner as a new Code Enforcement Officer is trained. Planner Cronin will research the quotes so that Selectmen's Rep Bond can request funding in next year's budget.
6. Audience Items - none

MOTION: Vice Chairman Bourque moved to adjourn the meeting. Seconded by Member Foss.

Without objection the meeting was adjourned at 8:08 p.m.

Respectfully submitted,
Susan Gifford, Recording Secretary