

**Pembroke Planning Board
Minutes of Meeting
March 24, 2015
(Adopted)**

MEMBERS PRESENT: Alan Topliff, Chairman; Brian Seaworth, Vice Chairman; Larry Young, Sr.; Kevin Krebs; Robert Bourque; Kathy Cruson

ALTERNATES PRESENT: Brent Edmonds

EXCUSED: Fred Kline, Selectmen's Rep.

STAFF PRESENT: David Jodoin, Town Administrator; Matt Monahan, Interim Town Planner; Jocelyn Carlucci, Recording Secretary

Chairman Topliff called the meeting to order at 7:00 p.m.

Since the Planning Department erred in Application #15-301, Chairman Topliff suggested that the Applicant not be inconvenienced any further by having to wait until 4 other cases were heard. The Board agreed to speak with Oddball Brewery first.

New Business

1. Special Use Permit Application # 15-301, Mark Ferguson (Oddball Brewery) on Tax Map VE, Lot 174, located at 6 Glass Street, in the Commercial/Business Zone (B2), Suncook Business District (SB), and the Zone Aquifer Protection Zone. The Applicant/Owner, Mark Ferguson, is proposing a brewery and taproom.

Present: Bill Walden and Mark Ferguson.

Chairman Topliff said that Special Use Permit Application #15-301 was clearly a change of use because the Applicant went to the Zoning Board of Adjustment (ZBA) at which time they were granted a Special Exception for manufacturing which is normally not allowed in the B-2 zone.

According to Chapter 203 of the Town regulations, a change of use requires a major or minor site plan. In this case, the Planning Department did not advise the Applicant to complete a minor site plan which their waivers requests were associated with. Therefore, the Board could not consider the waivers.

Chairman Topliff said that, to further complicate the matter, because the application was not an official agenda item, the abutters were not notified. As

a result, the Board would not be able to consider anything beyond the Special Use Permit.

Chairman Topliff said that the Planning Board, at times, makes judgment calls regarding “changes of use” in the Village District if they feel that the changes do not require Planning Board review but the Planning Department cannot make those exceptions on their own.

He further said that the Planning Board has been working on a simplified application to take care of such “Village District” cases, but to date, the simplified application has not been approved.

Chairman Topliff said that if the Board wished to consider the Special Use Permit application tonight, they could.

Member Bourque said that historically the Board has always heard the Application and Special Use Permit together. He felt that it would be in the best interest of the Applicant’s time to do them together.

Mr. Monahan said that the Applicant submitted the Minor Site Plan Review Checklist items for the plat associated with the Special Use Permit application. He said that the property itself has no site. The building is the site.

The Board suggested having a nonbinding, informal discussion with the Applicant. Chairman Topliff again apologized to the Applicant for the misunderstanding. He stated that the Applicant did not have to return to the Technical Review Committee (TRC). He also hoped that the Planning Department would consider their error when calculating abutter notification fees.

In order to expedite things, Chairman Topliff suggested that they make an exception and place the Applicant on the April 14, 2015 work session agenda. Mr. Ferguson agreed.

Mr. Monahan will e-mail the application to Mr. Walden and Mr. Ferguson.

Member Bourque suggested that it would be helpful to have a plan to show where the building is located. Chairman Topliff said that a copy of the tax map would be adequate.

2. Major Site Plan Application #15-101, Krazy Kids LLC on Tax Map 632, Lot 11-1, located at 60 Sheep Davis Road, in the Commercial/Light Industrial (C1) and the Aquifer Protection Zone. The Applicant, Chris Fogg, on behalf of the owners, Rick and Deb Latham/VisionAire, Inc, proposes a site plan to add an after school program and a summer camp to the uses taking place on the site for approximately 60 children.

Present: Chris Fogg, the Manager and Director of the Camp and After-School Program for Krazy Kids LLC.

Mr. Monahan said that the Applicant is presently an indoor play and party center. They would like to add an after-school program and a summer camp. The two programs would eventually increase the total number of children to 60. The after-school program will have 14 children. They will eventually purchase a bus for pickup purposes. They would like to begin in April 2015. The summer camp will add an additional 46 children for a total of 60.

He noted that the plan set was a twice-edited version of the original plan. There were a number of waivers. The authorization letter and the notary stamp visibility was resolved. With regard to the MSDS issue, Mr. Monahan said that they are not having any chemicals associated with the site.

Mr. Monahan read aloud a letter from the Pembroke Water Works stating that the after-school program and summer camp should have no impact on the aquifer and future water use.

On March 5, 2015 the TRC discussed separation of various uses and requiring the Applicant to provide an "asbuilt" plan. Fire, Police and Planning Departments asked for a floorplan which the "asbuilt" would provide. The Sewer Department commented that the sewer was based on occupancy.

He said that the Board must decide if they would allow the Applicant to re-use the 2013 plan that was also associated with the Special Use Permit for the ice cream window application.

Mr. Monahan said that the only change that would be made to the 2013 plan is that Notes 4 and 9 would be added. Note 4 describes the programs and Note 9 describes the section of the zoning ordinance that is tied to the application for child care.

Member Bourque had reservations about recording a site plan under the original site plan creator's name when a different firm would be making alterations to the plan. Mr Monahan said he would check to see if the site plan would have to be recorded.

Chairman Topliff said that the Board could require a new site plan as a condition of approval.

Ms. Cruson said that, with the additional students coming onto the site for the summer program and after-school program, it would be helpful to discuss traffic concerns. Is a bus picking up the children at the schools with the parents picking up the children at different times?

MOTION: Member Krebs moved to grant the waiver requests for Checklist Items: Part A: (C) Construction drawings, (D) Vehicle usage of area, (I) Storage of hazardous materials, (L) Multifamily housing, (M) Lighting plan (partial), (N) Landscape plan; Part B: (A). Plan prepared by a professional, (B2) Bearings and distances, (B4) Existing features, (B7) For open space, (B8) For seal of surveyor, (B11) For proposed street names, (B16) Test pits, (B18) Existing topography, (B19) Soil types; Part C: All items requested to be waived (construction plans). Seconded by Member Bourque.

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| VOTE: | K. Krebs – Y | K. Cruson – Y | A. Topliff – Y |
| | L. Young – Y | B. Seaworth – Y | B. Bourque - Y |

**MOTION TO GRANT THE WAIVER REQUESTS FOR CHECKLIST ITEMS:
PART A: (C) CONSTRUCTION DRAWINGS, (D) VEHICLE USAGE OF
AREA, (I) STORAGE OF HAZARDOUS MATERIALS, (L) MULTIFAMILY
HOUSING, (M) LIGHTING PLAN (PARTIAL), (N) LANDSCAPE PLAN;
PART B: (A). PLAN PREPARED BY A PROFESSIONAL, (B2) BEARINGS
AND DISTANCES, (B4) EXISTING FEATURES, (B7) FOR OPEN SPACE,
(B8) FOR SEAL OF SURVEYOR, (B11) FOR PROPOSED STREET
NAMES, (B16) TEST PITS, (B18) EXISTING TOPOGRAPHY, (B19) SOIL
TYPES; PART C: ALL ITEMS REQUESTED TO BE WAIVED
(CONSTRUCTION PLANS) PASSED ON A 6-0 VOTE.**

MOTION: Member Bourque moved to accept the application as complete. Seconded by Member Young.

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| VOTE: | K. Krebs – Y | K. Cruson – Y | A. Topliff – Y |
| | L. Young – Y | B. Seaworth – Y | B. Bourque - Y |

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

Chairman Topliff opened the public hearing at 7:40 p.m.

Mr. Fogg said that Krazy Kids would begin picking up children by bus at the Pembroke schools at 2:30 p.m. in the fall. The children would be picked up by their parents sporadically until 6 p.m.

Chairman Topliff said that considering that the site plan had been recycled twice, he asked if the Applicant would be willing to hire an engineering firm to create a current site plan that would reflect all the changes. Mr. Fogg said he would do whatever would be required.

There being no further questions from the Board or the public, Chairman Topliff closed the public hearing at 7:55 p.m.

MOTION: Member Bourque moved to approve Case #15-101, Krazy Kids Major Site Plan with the following conditions:

1. Delete note 8 from the submitted site plan.
2. Complete and submit a new site plan that details current site conditions and lists all past and current conditions of approvals within 45 days of final approval (signing) of the plan.
3. That all state approvals are received and a valid state license is issued. The permit/license number should be on the site plan and on the as-built.
4. Submit a revised floor plan identifying what portion of the building will be used to house the after-school operation.
5. Application number listed in the title block.
6. All waivers granted or conditions of approval are listed on the plan.

Seconded by Member Cruson.

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| VOTE: | K. Krebs – Y | K. Cruson – Y | A. Topliff – Y |
| | L. Young – Y | B. Seaworth – Y | B. Bourque - Y |

MOTION TO APPROVE CASE #15-101, KRAZY KIDS MAJOR SITE PLAN WITH THE FOLLOWING CONDITIONS:

- 1. DELETE NOTE 8 FROM THE SUBMITTED SITE PLAN.**
- 2. COMPLETE AND SUBMIT A NEW SITE PLAN THAT DETAILS CURRENT SITE CONDITIONS AND LISTS ALL PAST AND CURRENT**

CONDITIONS OF APPROVALS WITHIN 45 DAYS OF FINAL APPROVAL (SIGNING) OF THE PLAN.

3. THAT ALL STATE APPROVALS ARE RECEIVED AND A VALID STATE LICENSE IS ISSUED. THE PERMIT/LICENSE NUMBER SHOULD BE ON THE SITE PLAN AND ON THE AS-BUILT.

4. SUBMIT A REVISED FLOOR PLAN IDENTIFYING WHAT PORTION OF THE BUILDING WILL BE USED TO HOUSE THE AFTER-SCHOOL OPERATION.

5. APPLICATION NUMBER LISTED IN THE TITLE BLOCK.

6. ALL WAIVERS GRANTED OR CONDITIONS OF APPROVAL ARE LISTED ON THE PLAN.

PASSED ON A 6-0 VOTE.

3. Major Site Plan Application #15-102, Clean Energy on Tax Map 634, Lot 41-2, located at 10 Cooperative Way, in the in the Commercial/Light Industrial (C1) and the Aquifer Protection Zone. The Applicant, Brian Pratt of CLD Engineering, on behalf of Clean Energy, is proposing to add a 36'x10' modular building to be used by employees, with associated improvements (water, sewer, electric, parking). Also proposed is a 40' shipping container.

Present: Brian Pratt, P.E. CLD Consulting Engineers and Drew Drummond of Clean Energy

Mr. Monahan said that the Applicant is proposing to remove the temporary office, porta-potty, and replace them with a 36' x 10' modular building and to replace the present storage container with a 40' shipping container. A small existing dumpster will remain in its approximate location.

Mr. Monahan said that an abutter notice was returned because of an incorrect address. An LGC attorney advised Mr. Monahan to either (1) ask the abutter to be at the meeting and state that he received notice which the Applicant hand delivered; (2) have the abutter state, on the record, that they received the notice and it was acceptable; or (3) have the abutter provide, in writing, that they received the notice and have no objections to it. Mr. Monahan said that the abutter was present and had to leave before the case was heard, but the abutter signed a statement which was witnessed by Mr. Jodoin.

Mr. Monahan read the signed statement aloud:

Dear Pembroke Planning Board;

We understand that the required abutter notification for the proposed site plan amendment for the Clean Energy Facility at 10 Cooperative Way was not delivered to us during the required notification period due to a typographic error in the address. We have been provided a substitute notice and understand that the Planning Board meeting will be held on Tuesday March 24th 2015 at 7:00 p.m.

We may or may not be attending the meeting, but are agreeable that the substitute notice provided us with sufficient notice to attend the meeting if we choose.

*Sincerely,
Lorrie J. Ripley and Arthoen A. Wolf*

Mr. Monahan said that there were no concerns from Town Engineer. TRC recommended that the plan set showed the sewer main originally going through a tree stand. They asked that it go around the tree stand. The Applicant has complied. The Building Inspector said that the office building would require third-party confirmation to comply with state code. Mr. Monahan said that the Certificate of Accreditation from the NH Dept. of Safety accomplishes that. TRC discussed depicting snow storage placement on the plan.

Mr. Monahan read a letter aloud from the Pembroke Water Works:

Clean Energy has met all the requirements from this department for Best Management Practices with this application. Our only concern would be that they do connect to the sewer system. The shipping container would have to be inspected by the Water Department after it has been set in place to maintain compliance.

Mr. Monahan said that Clean Energy is planning to connect to the sewer system.

MOTION: Member Bourque moved to approve the waiver request from the following Major Site Plan Checklist Requirements: Part A, Item L for multifamily housing; Part B, item B.7 in regard to Park and Play Ground use; Part B, Item B.12 in regard to “Names of new or proposed streets”; Park B, Item B.16 in regard to “Soil Test Pit Locations”; Part C, Item B in regard to “Profiles”; Part C, Item C in regard to “Cross Sections”. Seconded by Member Krebs.

VOTE: K. Krebs – Y K. Cruson – Y A. Topliff – Y
 L. Young – Y B. Seaworth – Y B. Bourque - Y

MOTION TO APPROVE THE WAIVER REQUEST FROM THE FOLLOWING MAJOR SITE PLAN CHECKLIST REQUIREMENTS: PART A, ITEM L FOR MULTIFAMILY HOUSING; PART B, ITEM B.7 IN REGARD TO PARK AND PLAY GROUND USE; PART B, ITEM B.12 IN REGARD TO “NAMES OF NEW OR PROPOSED STREETS”; PARK B, ITEM B.16 IN REGARD TO “SOIL TEST PIT LOCATIONS”; PART C, ITEM B IN REGARD TO “PROFILES”; PART C, ITEM C IN REGARD TO “CROSS SECTIONS” PASSED ON A 6-0 VOTE.

MOTION: Member Bourque moved to accept Major Site Plan Application #15-102 as complete. Seconded by Member Krebs.

VOTE: K. Krebs – Y K. Cruson – Y A. Topliff – Y
 L. Young – Y B. Seaworth – Y B. Bourque - Y

MOTION TO ACCEPT MAJOR SITE PLAN APPLICATION #15-102 AS COMPLETE PASSED ON A 6-0 VOTE.

Chairman Topliff opened the public hearing at 8:09 p.m.

Mr. Pratt said that they are proposing to add a modular building on a natural foundation. There will be a deck area with a handicap ramp. They will also be adding 3 spaces, one of which would be handicapped. This will be done on the existing pavement, therefore, the Applicant will only be striping the pavement.

He also said that there will be a 40' x 8' x 9-1/2' tall steel neutral-colored shipping container. There will be a small water service from Cooperative Way to the back of the building. Since the sewer is up on Pembroke Street, they will install a small pump station in the back and run the forced main up the hill and around the trees. They will also add one light pole to provide lighting for the parking spaces and building. The change has no impact on the drainage. Mr. Pratt said that a drainage letter was provided.

Mr. Drummond said that the storage unit will contain items necessary to work with on-site such as pipe fittings, and spare parts to replace parts that may fail in the equipment (plugs, valves, piping, filters, etc.). He said that the station operates 24 hours a day, 7 days a week. When equipment fails,

technicians come onsite to take care of the repair and work on their laptops, etc. The technicians will still be on an as-needed basis but the building will provide them with a place to work from when they are there. Mr. Drummond said that the building is for the technicians but a driver could use the restroom if the building was unlocked. Only Clean Energy employees will have a key to the building. The drivers are not employees of Clean Energy.

Member Bourque asked if there would be a workshop in the building. Mr. Drummond said that the building will have 2 offices. The only place to work is outside and most of the work is done on the compressor unit. There is no workshop inside the modular building. It is approximately 4' shorter than the present trailer.

Harold Thompson of the Pembroke Sewer Commission said that the Sewer "is on board" with the project and has been working with the Applicant.

Mr. Drummond addressed the past noise issue by saying that Clean Energy is working with the abutter to come up with a solution that is acceptable to both parties. They performed a noise study at the end of October and compared them to the initial noise study findings at the start of the project. The end result was that the noise was well within the federal highway administration 15 dbL limit and there was only a 1-decibel level change from the abutter's property. The Board of Selectmen are aware of the results of the study.

Mr. Monahan said that there is a revised easement with Associate Grocers of New England that was executed regarding the new drainage structure.

There being no further questions or comments from the Board or public, Chairman Topliff closed the public hearing at 8:30 p.m.

MOTION: Member Bourque moved to approve the Major Site Plan Application #15-102 with the following conditions:

1. Note the application number in the title block of the site plan.
 2. Provide evidence of inspection certification for building to Building Inspector.
 3. Provide Pembroke Water Works with container contents details.
 4. Easement documents are signed by all parties and recorded with the plan at MCRD
 5. All waivers granted or conditions of approval are listed on the plan.
- Seconded by Member Cruson.

VOTE: K. Krebs – Y K. Cruson – Y A. Topliff – Y
 L. Young – Y B. Seaworth – Y B. Bourque - Y

MOTION TO APPROVE THE MAJOR SITE PLAN APPLICATION #15-102 WITH THE FOLLOWING CONDITIONS:

- 1. NOTE THE APPLICATION NUMBER IN THE TITLE BLOCK OF THE SITE PLAN.**
 - 2. PROVIDE EVIDENCE OF INSPECTION CERTIFICATION FOR THE BUILDING TO THE BUILDING INSPECTOR.**
 - 3. PROVIDE PEMBROKE WATER WORKS WITH CONTAINER CONTENTS DETAILS.**
 - 4. EASEMENT DOCUMENTS ARE SIGNED BY ALL PARTIES AND RECORDED WITH THE PLAN AT MCRD**
 - 5. ALL WAIVERS GRANTED OR CONDITIONS OF APPROVAL ARE LISTED ON THE PLAN.**
- PASSED ON A 6-0 VOTE.**

4. Major Site Plan Application #15-103, Charwit A+S Realty (Pitco) on Tax Map 563, Lot 2, located at 39 Sheep Davis Road, in the in the Commercial/Light Industrial (C1) and the Aquifer Protection Zone. The Applicant, Greg Moyer of Pitco Frialator, on behalf of the owner, Charwit A+S Realty, is proposing to add manufacturing activities to the property being currently used for warehouse storage.

5. Special Use Permit Application # 15-302, Charwit A+S Realty (Pitco) on Tax Map 563, Lot 2, located at 39 Sheep Davis Road, in the in the Commercial/Light Industrial (C1) and the Aquifer Protection Zone. The Applicant, Greg Moyer of Pitco Frialator, on behalf of the owner, Charwit A+S Realty, is proposing to add manufacturing activities to the property being currently used for warehouse storage.

Present: Greg Moyer, of Pitco Frialator, Inc., Mark Sargent and Roy Amatrano of Pitco Frialator

Mr. Monahan said that the Applicant is currently performing warehouse activities. They would like to expand the existing facility for warehousing and manufacturing. The only construction will be to house a liquid nitrogen tank located outside the facility. They will be adding more robotic equipment. They received Zoning Board of Adjustment approval for parking and must follow site plan and state and local regulations.

Mr. Monahan read aloud the comments from the Pembroke Water Works:

In review of the application for Pitco, one concern outside of the building would be the nitrogen tank. The contents of the tank must be all nitrogen with no additives. If a leak were to occur, we want to make sure that the nitrogen would vent as a gas and not have other additives that could potentially leach into the ground. If any equipment outside needs oil, it must have secondary containment to meet BMP rules.

Inside the building, the equipment that will house hydraulic oil as well as the storage area will need an inspection prior to installation by the Water Department to ensure they will be inside over cement that has no cracks in the cement. If any cracks are found in the cement, they will need to be sealed prior to installation. After installation, I will do another inspection for BMP compliance.

Mr. Monahan said that the Fire Department asked that an internal door to the right of the front door will be needed to gain access to the warehouse. They do not want to have to go the length of the hallway and doubling around to get to the warehouse. In order to accomplish this, Mr. Monahan said that they may need to work on the electrical panel. He said that this would be a building permit process.

An MSDS summary and map were provided by the Applicant which was very thorough.

MOTION: Member Bourque moved to approve the following Major Site Plan and Special Use Permit Checklist Requirement waivers: Part A, Item L in regard to “multi-family housing”; Part B, Item B.7 for “park use”; from Part B, Item B.11 in regard to “Names of new or proposed streets; from Part B, Item B.20 in regard to “Easements and Right-of-way descriptions”; from Part C, Item B in regard to “Construction Profiles”; from Part C, Item C in regard to “Cross Sections”; from Part C, Item E in regard to “Erosion Control Plans”. Seconded by Member Krebs.

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| VOTE: | K. Krebs – Y | K. Cruson – Y | A. Topliff – Y |
| | L. Young – Y | B. Seaworth – Y | B. Bourque - Y |

MOTION TO APPROVE THE FOLLOWING MAJOR SITE PLAN AND SPECIAL USE PERMIT CHECKLIST REQUIREMENT WAIVERS: PART A,

ITEM L IN REGARD TO “MULTI-FAMILY HOUSING”; PART B, ITEM B.7 FOR “PARK USE”; FROM PART B, ITEM B.11 IN REGARD TO “NAMES OF NEW OR PROPOSED STREETS; FROM PART B, ITEM B.20 IN REGARD TO “EASEMENTS AND RIGHT-OF-WAY DESCRIPTIONS”; FROM PART C, ITEM B IN REGARD TO “CONSTRUCTION PROFILES”; FROM PART C, ITEM C IN REGARD TO “CROSS SECTIONS”; FROM PART C, ITEM E IN REGARD TO “EROSION CONTROL PLANS” PASSED ON A 6-0 VOTE.

MOTION: Member Bourque moved to accept the Application as complete. Seconded by Member Cruson.

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| VOTE: | K. Krebs – Y | K. Cruson – Y | A. Topliff – Y |
| | L. Young – Y | B. Seaworth – Y | B. Bourque - Y |

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

Chairman Topliff opened the public hearing at 8:45 p.m.

Mr. Sargent said that the property is located at 39 Sheep Davis Road consisting of 771 ft. of frontage on Rt. 106. The building consists of 143,700 sq. ft. with 160 parking spaces. Based on the square footage of the building, 239 parking spaces were required. They were granted a parking variance by the ZBA. There are 12 loading spaces. A portion of the building is occupied by Pitco as a distribution center. They would like to expand their Bow manufacturing facility by moving it to the Pembroke site. The only improvement that is planned is a pad containing a nitrogen tank. The tank could be 6,000-9,000 gallons. The 9,000 gallon tank would be approximately 32 ft. high.

Mr. Moyer said that Pitco will begin with assembly operations then in 2015-2016 they will expand to an outside storage facility for bending and forming sheet metal and producing restaurant equipment. He said that it is a perfect facility. They would like to expand into the entire building and are currently negotiating to do so.

Mr. Amatrano confirmed that the liquid nitrogen would flashfreeze and then gas off if the tank split. He also said that they would be laser cutting and welding. They will have containment for that. He said that the lasers that they purchase meet European standards for air and have gross filtration

which filters down to heppa filters. He said that they would also meet OSHA requirements for filtration.

Member Bourque was concerned that if there was a problem, anything around the tank would be frozen instantly. He asked what the Applicant proposed to do about that. Mr. Amatrano said that there would be a 34' x 16' chainlink fence around the pad with barbed wire on the top. It would not be placed adjacent to anything because it needs quite a bit of room to be filled by a tractor-trailer truck. Mr. Amatrano said that it must be a complete drive-thru operation. The tank is a low pressure tank (250 psi). They presently have one in place in Bow.

Mr. Amatrano said that they would provide a copy of the Spill Control Plan to the Town. Mr. Monahan said that a complete MSDS list was provided to the Pembroke Water Works.

Mr. Amatrano confirmed that there will be approximately 3 large batteries (a battery bank) primarily for the forklifts.

Mr. Moyer said that a tank would be installed once they begin their welding operation.

Mr. Amatrano said that the tank would contain 99.9999% industrial grade nitrogen.

There being no further questions from the Board or the public, Chairman Topliff closed the public hearing at 9:00 p.m.

MOTION: Member Bourque moved to approve Special Use Permit Application #15-302 with the following conditions of approval:

1. Provide a copy of Spill Control Plan to Planning Department.
2. When the Special Use Permit is approved, it will be attached to the site plan and if the site plan fails, the Special Use Permit will no longer be valid.

Seconded by Member Young.

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| VOTE: | K. Krebs – Y | K. Cruson – Y | A. Topliff – Y |
| | L. Young – Y | B. Seaworth – Y | B. Bourque - Y |

MOTION TO APPROVE THE SPECIAL USE PERMIT APPLICATION #15-302 WITH THE FOLLOWING CONDITIONS OF APPROVAL:

- 1. PROVIDE A COPY OF SPILL CONTROL PLAN TO PLANNING DEPARTMENT.**
 - 2. WHEN THE SPECIAL USE PERMIT IS APPROVED, IT WILL BE ATTACHED TO THE SITE PLAN AND IF THE SITE PLAN FAILS, THE SPECIAL USE PERMIT WILL NO LONGER BE VALID.**
- PASSED ON A 6-0 VOTE.**

MOTION: Member Bourque moved to approve Major Site Plan Application #15-103 with the following conditions of approval:

1. Depict the grading and clearing limits for the nitrogen tank and equipment as well as show erosion control measures for the disturbed area.
 2. All waivers granted or Conditions of Approval are listed on the plan.
 3. Note the special use approval number on the plan.
- Seconded by Vice Chairman Seaworth.

VOTE: K. Krebs – Y K. Cruson – Y A. Topliff – Y
 L. Young – Y B. Seaworth – Y B. Bourque - Y

MOTION TO APPROVE MAJOR SITE PLAN APPLICATION #15-103 WITH THE FOLLOWING CONDITIONS OF APPROVAL:

- 1. DEPICT THE GRADING AND CLEARING LIMITS FOR THE NITROGEN TANK AND EQUIPMENT AS WELL AS SHOW EROSION CONTROL MEASURES FOR THE DISTURBED AREA.**
 - 2. ALL WAIVERS GRANTED OR CONDITIONS OF APPROVAL ARE LISTED ON THE PLAN.**
 - 3. NOTE THE SPECIAL USE APPROVAL NUMBER ON THE PLAN.**
- PASSED ON A 6-0 VOTE.**

Minutes - February 24, 2015

MOTION: Member Young moved to approve the February 24, 2015 Minutes of Meeting as presented. Seconded by Member Bourque. Approved with one abstention – Vice Chairman Seaworth.

Correspondence: Mr. Monahan received Town and City Magazine.

Miscellaneous

1. Committee Reports-

Conservation Committee: Member Krebs reported that the Natural Resource Inventory has been completed and the person who developed it would like to give the Board a brief presentation on May 12.

Roads Committee: Vice Chairman Seaworth said that the Committee will begin to meet in a few weeks.

Tri-Town EMS: Member Bourque said that they have approved new policies and have hired an Assistant Director. A member from the Tri-Town Ambulance Service will also be joining the Board.

TRC: Member Young said that all cases before the Planning Board tonight were discussed by TRC. Their next meeting is April 1, 2015 to discuss a dental lab on Rt. 28.

Noise Committee: Member Bourque said that the Noise Committee would begin on April 7, 2015. The Committee has 4 members.

Member Krebs said that he has not been receiving the ZBA notices of decision from Mr. Hodge. Mr. Jodoin said he would look into it.

2. Other Business–

Chairman Topliff reminded those members who are up for reinstatement to contact Linda Williams.

3. Board Member Items-

Vice Chairman Seaworth, a member of the House Labor Committee said that a bill passed to the Senate to change the designation MSDS sheet to a SDS sheet, as the form is being changed by the Federal Government.

Chairman Topliff said that with regard to Odd Ball Brewing's misunderstanding, the Town will cover the notification fees.

MOTION: Member Krebs moved to adjourn the meeting. Seconded by Member Bourque. Unanimously approved.

The meeting was adjourned at 9:35 p.m.

Respectfully submitted,
Jocelyn Carlucci, Recording Secretary