

**Pembroke Planning Board
Site Walk
March 22, 2016
(ADOPTED)
12 Integra Drive, Concord NH
107 Sheep Davis Rd., Pembroke NH**

MEMBERS PRESENT: Alan Topliff, Chairman; Brian Seaworth, Vice Chairman; Robert Bourque; Fred Kline, Selectmen's Rep.

ALTERNATES PRESENT:

EXCUSED: Kathy Cruson; Larry Young, Sr.; Kevin Krebs; Alternate Member Brent Edmonds

STAFF PRESENT: Stephanie Verdile, Town Planner; Jocelyn Carlucci, Recording Secretary

Site Walk at 12 Integra Drive, Concord NH then to 107 Sheep Davis Rd. Pembroke

1. **Special Use Permit Application SUP-AC #16-301 John's Wrecker Service on Tax Map 561, Lot 35, located at 107 Sheep Davis Road, in the Commercial/Light Industrial (C1) and the Aquifer Conservation (AC) District.** The applicant, Mark Sargent, of Richard Bartlett & Associates, LLC, on behalf of the property owner, John Dapergolas, requests a Special Use Permit from Article 143-68.E, Aquifer Conservation District, which is required for any activity taking place within the District. This permit is associated with the Major Site Plan Application Site #16-101.

Continued from February 23, 2016

2. **Major Site Plan Application #16-101, John's Wrecker Service on Tax Map 561, Lot 35, located at 107 Sheep Davis Road, in the Commercial/Light Industrial (C1) and the Aquifer Conservation (AC) District.** The applicant, Mark Sargent, of Richard Bartlett and Associates, LLC, on behalf of the property owner, John Dapergolas, Inc., proposes a Change in Use of an existing, vacant, commercial facility to permit an automotive wrecker, maintenance, outside storage facility with associated office space. *Continued from February 23, 2016*

Present: Mark Sargent of Richard D. Bartlett and Associates, LLC; John Dapergolas (Applicant)

The site walk on 12 Integra Drive, Concord, NH began at 6 p.m. The group first toured the rear outside storage portion of the site.

Mr. Dapergolas pointed out the property's salt and sand pile contained under a metal "Quonset hut". It also contained empty barrels waiting to be disposed of. Mr. Dapergolas said that the "Quonset hut" would not be going to the Pembroke site.

He also said that he intends to use Sea Containers outfitted with shelves for storage of articles such as extra parts.

Mr. Dapergolas said that there were approximately 30 vehicles presently stored on site. When asked if they were all "dry", he pointed out a small car that was undrivable because the tire rim was affected by an accident. He said that the car contained all of its normal fluids because it has no leaks. They only drain vehicles that are leaking.

When questioned about the frequency that the vehicles are removed from the site, Mr. Dapergolas said that, in the past, Schnitzer Northeast in Concord would accept as many vehicles as they could supply them with, but now they will only accept a maximum of 4 per day. He intends to begin removing 1 to 2 vehicles per day in order to clean the area. He said that he would then continue that practice at the Pembroke facility.

Mr. Dapergolas pointed out a tractor trailer box that was in an accident and must be removed from the site. Because it contains an air conditioning unit, the air conditioning fluid/unit must be removed and then the remainder of the box must be “chopped up with saws” before a recycling facility will accept the metal.

Mr. Dapergolas asked if the Board opposed the outside gravel storage of dry material such as metal pallet racks or sea containers. Chairman Topliff said that there are no concerns with dry storage. The Board’s primary concern is contamination of the aquifer. Mr. Dapergolas said that there may be the potential of short-term storage of 50 dumpsters on site. Chairman Topliff said that it would be very important for Mr. Dapergolas to try to think of all potential uses that the Pembroke site might be used for in order to avoid having to return to the Board when a new venture arose.

Selectmen’s Rep. Kline said that he would not want the outside storage to be visible from the road.

When asked if “dry vehicles” could be stored on gravel, Member Bourque said that the Zoning Board of Adjustment ruled that all vehicles must be on pavement.

Ms. Verdile asked if there were any fluids stored in the trailer. Mr. Dapergolas said no. It was considered a “dry vehicle”.

Member Bourque confirmed that “dry storage” meant no barrels of antifreeze or other fluids stored outside. Mr. Dapergolas agreed.

The group then moved into the garage bays used by John’s Wrecker Service.

Mr. Dapergolas pointed out two 275 gal. containers which house anti-freeze and waste oil. The containers are stationary and fluids are periodically pumped out into a disposal company truck.

Bay 3 and 4 contain floor drains which feed into a separator.

Mr. Dapergolas demonstrated the computer equipment and lights on his new Rotator Truck used for large projects.

The site walk at 12 Integra Drive, Concord NH concluded at 6:36 p.m.

The Site Walk at 107 Sheep Davis Rd., Pembroke, NH began at approximately 6:40 p.m.

Present: Mark Sargent of Richard D. Bartlett and Associates, LLC; John Dapergolas (Applicant)

The group entered a large overhead bay to the left of the office. Mr. Dapergolas considered it the main portion of the facility. He said that they were in the process of renovating the offices for a dispatch and office area. He commented on the large number of bathrooms at the facility.

Mr. Dapergolas said that the intent is to store his vehicles inside. He will discontinue the underground air piping that is presently in the bay.

At the exterior portion of the bay there were a number of electrical outlets along with a paved concrete rail system. The exterior electrical outlets and concrete will be removed. The gravel area presently separating the two paved areas will be tarred with onsite drainage in order to form one large parking lot.

Mr. Dapergolas pointed out an old fuel tank stored at the rear of the site. He said that he intends to rebuild the fuel storage area to hold a 500 gallon tank.

The site walk ended at 6:55 p.m.

Respectfully submitted,
Jocelyn Carlucci, Recording Secretary