

TOWN OF NORTHUMBERLAND
PLANNING BOARD Minutes
Weds., Jan. 6, 2016
Groveton PD/Ambulance Bldg. - Meeting Room
10 Station Square, Groveton, NH
7:00 P.M.

Board members present: Al Rossetto, Gloria Brisson, Addy Hall, Jim Weagle, Tim Sutherland
Others present: Steve LaFrance, Mike Sullivan, Elaine Gray, Rebecca St. Cyr – Recorder

Chairman T. Sutherland opened the meeting at 7:03 pm.

1. MINUTES of Dec. 2, 2015 Meeting

Motion to approve the Dec. 2, 2015 minutes by: A. Rossetto
2nd by: J. Weagle, All in Favor 4-0

2. PUBLIC HEARING:

T. Sutherland opened the Public Hearing at 7:05 pm.

FILE # 16-01: Michel Bisson of Prima America Corp., represented by Horizons Engineering, Inc. is seeking a Site Plan Review for placing a 30,000 gals. propane storage tank on the premises. It would be enclosed with an 8 ft. high 30 X 50 chain link fence with barbed wire and sliding gate. The location is 248 State St. on Map 102 Lot 18, and the parcel is zoned Light Industrial with a variance granted for Heavy Industrial.

S. LaFrance, Horizon Engineering presented the Site Plan review. The plan is to install a 30,000 gal propane tank, which will supply fuel to a generator inside the facility. The type of tank is fairly common and there are several others in the surrounding area. Sometimes the generator will run on fuel produced by the facility.

There are government standards that must be met for these tanks. The setbacks for propane are different depending on the size of the tank. For 30,000 gal tanks or greater, the setback is 50' from the property lines and from buildings. This tank will be 100' from each of the buildings and several hundred feet from the property line. The tank will be filled by a transport truck. In terms of security – there will be a guardrail in front of it and it will be set on the edge of the gravel. It will be fenced in with a sliding gate and will be set on concrete piers with a steel cradle. There will be a line run underground from the tank to the building. Bisson has received quotes from contractors to do the installation. Munce's is one of them.

Al Rossetto asked about deliveries; LaFrance said they will need to come in and then back out, there isn't enough room to drive around the building. The driveway meets DOT specs, they are closing off one entrance.

There were concerns about emissions; there is a temporary air permit, which is for the operation of the generator due to its size. LaFrance further explained the permit conditions and meeting them. When it's running on propane it will be cleaner than when it's running on fuel. One option

is to mix the propane with the diesel being produced. Depending on what fuel is running, it affects the emissions. The process should produce a pretty consistent diesel product.

An email was received from abutters Dan and Wanda Dupuis with their statement in regards to the addition of the tank. "First we support industrial development in Groveton and hope some can be achieved. With that growth is the absolute need for a proper environmental impact of the total project and not a piecemeal arrangement". They are concerned about the combined impact of this additional large tank of hazardous material with others permanently placed on the site and the many other tanks coming in and out of the property. They feel this needs to be assessed as a total project with the potential impact on the environment.

J. Weagle commented that when this project first started, Michel Bisson told the Board that it would be an on-going multi-stage project.

LaFrance said this tank possibly is the last piece before the process at the facility can be started, there isn't much room left on the lot. The idea is to recycle plastics and produce biodiesel products, which makes sense as plastic is made from fuels. Bisson is looking at the market for plastic strapping that farmers use to bale hay, he might be able to use it in his process and is looking for a place to store it. T. Sutherland said there is some technical info available regarding the generator if anyone would like to review.

LaFrance addressed the Dupuis concern regarding the tanks on site. There is one brought in that won't be used, the others (fuel tanks) have been moved into place. LaFrance feels he (Michel) has changed the concept of the facility; 5 years ago neither of the tanks (fuel or propane) were planned.

Environmental aspects – there was a lot of permitting that needed to be approved for the fuel tanks. He feels there has been environmental considerations made. Everything inside is self-contained other than the exhaust from the generator, which will go out through the stack. The fuel tanks will contain diesel and kerosene; originally it was supposed to be naphtha, which had a lot more standards to meet. The underground piping is the same for both fuels. At this time, there isn't any other storage proposed on site.

A. Rossetto asked about the raw materials coming in. LaFrance said Bisson has been baling the plastics in No. Stratford and then bringing the bales to the site. LaFrance doesn't know all the details of Bisson's plan for storing materials. He didn't know how much land he was looking for either.

T. Sutherland asked if the Board had any further comments

Addy Hall said the Dupuis property is a lot of wetland, there probably wouldn't be anything going onto that property. LaFrance reviewed wet lands and the difficulty of getting approval of a permit.

The fees have been paid. T. Sutherland reviewed the application; it appears to be complete.

Motion to approve the application as complete by: J. Weagle
2nd by: G. Brisson, All in favor 4-0

There were no further questions.

T. Sutherland opened the hearing to the public at 7:38 pm.

Mike Sullivan was present, he owns the property across the road from the Dollar General. He spoke about the project and the benefit to the Town. J. Weagle said it's been inspected by the Fire Chief/Building Inspector; etc. T. Sutherland said all of the necessary permitting has been done also. Sullivan is not opposed to the project if it's going to benefit the Town. A. Rossetto commented if it works, it will be a win for Bisson and could benefit everyone. Sullivan asked if the tax will change when it's in operation. J. Weagle said the tax is based on the assessed value of the property and not whether it's running or not.

Once this is approved Bisson will go the Select Board for a building permit.

There were no further comments.

T. Sutherland asked for a motion to approve the Site Plan Review.

Motion to approve by: J. Weagle, 2nd by: A. Rossetto, All in Favor 4-0

3. Any Other Business to Come Before the Board

J. Weagle advised the Select Board approved bids for 6 properties (that were Town owned) at the last Selectmen's meeting. The old Paradis building; Dupuis Store are a couple of the big ones, there were also 2 non-buildable lots. Discussion ensued regarding the properties, back taxes, condemning, etc.

The Board reviewed the budget items for 2015 – there was a profit of \$152.00 for Planning and Zoning. E. Gray said there was a recording error on the 2015 minutes' line, which has since been corrected.

Recommended changes for the proposed 2016 Budget –
Planning Board - Advertising – decreased to \$300.00
Zoning Board - Postage – increased to \$150.00

The other lines will remain the same as in 2015.

Reviewed the fees, Rossetto suggested increasing across the board \$10.00 for each item. The Board further discussed the fee schedule.

Motion to raise all fees except Certified Mail by \$10.00 by: A. Rossetto
2nd by: G. Brisson, 3 in Favor – 1 Abstained

Motion to amend Certified Mail to \$12.00 by: J. Weagle
2nd by: A. Hall, 3 in Favor; 1 Against

Motion to adjourn by: J. Weagle
2nd by: A. Rossetto, All in Favor 4-0

Meeting adjourned at 8:14 pm.