

**TOWN OF NEW HAMPTON  
PLANNING BOARD  
MEETING MINUTES  
NEW HAMPTON TOWN OFFICE  
NEW HAMPTON, NH 03256**

November 20, 2012

**MEMBERS PRESENT:**

Mr. Kettenring, Mr. Irvine, Mr. Luciano, Mr. Conkling, Ms. Gregg, Mr. Love, and Mr. Mertz were present.

**OTHERS PRESENT:**

Mrs. Lucas, Town Administrator and Fire Chief Drake were present.

**CALL TO ORDER:**

Mr. Kettenring called the meeting to order at 7:00 p.m.

Mr. Irvine made a motion, seconded by Mr. Luciano, to approve the minutes of October 16, 2012 as written. Vote passed.

Mr. Mertz made a motion, seconded by Mr. Irvine, to approve the minutes of October 20, 2012 with the following change:

1. Call to Order – change PM to AM.

Vote passed.

**CORRESPONDENCE**

- Application for construction of a new substantially modified above ground petroleum storage tank at the Waste Management site on Route 132N.

Mrs. Lucas advised that they may be attendance tonight for discussion under “any other business”.

- Wetlands Application for NHS relative to the site plan application for the new dormitory.

**MASTER PLAN  
COMMITTEE UPDATE**

Mr. Irvine advised that he had compared some of the data points between the recent survey and the one done in 1998 and the committee determined shifts in public sentiment that warrant further discussion and analysis. The committee will write a summary report and present it at December’s meeting for the board’s review, and then sharing the results with the community.

**Cont. - PRELIMINARY  
HEARING/SUBMISSION OF  
APPLICATION – Site Plan  
Review**

*New Hampton School, Tax Map U-3, Lot 12 - for renovation and an addition to Merservey Hall and Tax Map U-4, Lot 12 - for relocation of parking*

Mr. Mertz advised the board that he was an abutter to the other application submitted by NHS and wanted to be there would not be a conflict for him to serve on the board for this application. Mrs. Lucas pointed out that as Mr. Mertz is not an abutter to the lot that Meservey, or parking lot is on, it is not a conflict.

Mr. Love recused himself from this portion of the proceedings.

(NHS Business Manager) Jill Duncan and Nick Sceggell (Fluet Engineering) were present, as was Jeff Downing (CCI), who advised he was acting on Mr. Beswick’s behalf.

Mr. Downing said after the planning board meeting on Oct. 16 and the site visit on Oct. 20<sup>th</sup> that the school should look into an alternate location for relocating the 12 parking spaces that would be lost at Meservey. He said that Fluet Engineering will be doing a comprehensive study of all the parking at the campus. He would like to deal with just the renovations to Meservey in order to proceed with the project, and address the parking relocation in the next several months.

Mr. Mertz said that during the site walk the board had said they were comfortable with the Meservey construction proceeding but did not want to lose track of the parking relocation. Mr. Irvine advised that they could approve with the condition that the parking be addressed within a specific amount of time. Mr. Sceggell advised that he wants to review the parking regulations and how they apply to the school's needs, but felt 5-6 months would be enough time to address the parking. Mrs. Lucas reminded the board that they had previously discussed approving the Meservey renovations with the parking condition, allowing the project to move forward. Mr. Irvine expressed appreciation that the school listened to the concerns of the residents and the board in the previously proposed location to relocation parking.

Mr. Downing advised that Fire Chief Drake's concerns with the project were access, hydrant locations, and 3<sup>rd</sup> party review of drawings.

Mr. Downing gave a summary of the project to renovate Meservey, explaining the portions being removed (10,000 sq. ft.), and then adding about 8,000 sq. ft., and that the building will be brought up to code, with new drainage around the building.

Chief Drake submitted letters to the board.

1. 3<sup>rd</sup> party review from Ron DuBois, implemented through the State Fire Marshall's office. Chief Drake advised that the 3<sup>rd</sup> party review is paid for by the school, but under the guidance of the Fire Dept. The letter stated 7 items that needed addressing.
2. New Hampton Fire Dept. review areas of concern, relative to access around building, signage, bio-retention area, elevator size, copies of specific plans for departmental use.

Mr. Downing advised that they would have those plans in place and the issues would be addressed in the next few months.

Chief Drake advised he and Mr. Beswick had previously discussed possible problems with accessing the top of the structure with a hose or being able to get around the building with a ladder truck. He said there may be some issues with some of the proposed landscaping prevented access from the ground during a fire. He advised that there was a hydrant that should be relocated for easy access year round.

He said there was discussion with Mr. Beswick of putting in a stand-pipe system off of the sprinkler system.

Mr. Mertz made a motion, seconded by Mr. Luciano, to accept the application as complete. Vote was unanimous.

Mrs. Lucas reminded the board that the Police Chief did not submit any comments nor have the Precinct Commissioners. Mr. Downing advised that the current structure already has water and sewer and they will be using same service lines and in discussion with Ashland Electric has been advised that a power upgrade will be necessary for the next major project on Dr. Childs Road. Mrs. Lucas asked if the current structure has a sprinkler system and Mr. Downing said it did.

Mr. Irvine made a motion, seconded by Mr. Conkling, to approve the application to renovate Meservey Hall, with the following conditions:

1. Parking study resolution shall be completed within 6 months.
2. Life Safety issues shall be addressed to the satisfaction of Fire Chief Drake.
3. Any concerns of Police Chief Salmon shall be addressed to his satisfaction.
4. Letter from the Precinct Commissioners stating satisfaction with the project.
5. The current parking proposal is removed from the application.

Vote was unanimous.

Mr. Love and Mr. Mertz recused themselves from this portion of the proceedings.

Mr. Downing advised that these plans are preliminary and are hoping with the boards input, to make changes for the next meeting, and approval in January. They expect to break ground in March 2013, completing it by the end of August.

**PRELIMINARY**  
**HEARING/SUBMISSION OF**  
**APPLICATION – Site Plan**  
**Review**

*New Hampton School, Tax Map U-3, Lots 3, 4, 6, 9, & 12 – for construction of a new 21,253 sq. ft. dormitory*

Mrs. Duncan said there has been a need for new student housing as 2 dorms at the end of Dr. Child's Road are going to be removed due to maintenance issues. Fundraising has produced a donation with the request to name the dorm O'Connor House.

Ward D'elia (Samyn D'elia Architects) was present. He advised it would house 33 students and have 4 faculty apartments on the ends, two 2-bedroom and two 3-bedrooms. The students would share a kitchen, laundry, storage, and common area.

Mr. Irvine was trying to get an idea on scale in relation to other buildings. Mr. D'elia advised it would be similar to Galletly. Mr. Irvine expressed concern with how this will change the appearance of Vohr, Harvey & Bickford houses. Mr. D'elia advised that the landscaping will create buffers over time.

Mr. Sceggell advised that NH DES commented on discharge into the wetlands and the plans for site drainage and storm water management. He said the plan creates rain garden, bio retention areas, discharging into the pond. He stated he spoke with Mr. Powers, Precinct Water and Sewer Manager, who was agreeable to the connection plans. Mr. Sceggell advised that the walkways along the front of the structure are 12 feet wide and will discuss access for emergency vehicles with the Fire Chief. Relative to parking he advised of the changes to what exists currently on Caswell Lane and what's being added, for the addition of 12 new parking spaces to accommodate students and faculty. He said that the NH DOT driveway access permit has been submitted and falls under the requirements triggering an Alteration of Terrain permit as the disturbed area is 80,000-85,000 sq. ft. of disturbed area.

Mr. Irvine asked if it was the schools intention to merge the lots affected by the new dorm. Ms. Duncan advised that it made sense to do that.

Mr. Irvine advised that on Pg. C2 under note #16, the project is in the Town of "New Hampton", not "Meredith".

Mr. Kettenring advised that input would be required on this site plan from the Precinct, and Fire and Police Chiefs.

Mr. Downing advised that the building has been staked out if the board wishes to perform a site visit. The board agreed a site visit was important.

Mrs. Lucas asked that Chief Drake review the site plans for O'Connor prior to any conditional approval, as there's a possibility that his review could change the plans relative to layout and access. She suggested that Chief Drake could then comment on the interior building issues. Mrs. Lucas asked NHS representatives to get comments in writing from the Precinct and the chiefs. She said she would provide the lot merger agreement to Ms. Duncan.

Detailed plans on how sidewalks will be ended and transitioned into the roadway. Mr. Sceggell agreed to provide that. Mr. Irvine asked if the curb cut was for emergency access purposes only and Mr. Sceggell advised that 2 parking spaces have been added from that new access point, for faculty use. The plans showed 4 spaces, but are being changed to two.

Mr. Kettenring asked for abutter's comments. Mr. Mertz complemented the design stating it would keep the structure from standing out and that other buildings along Main Street would shield its view.

Mrs. Lucas asked what the distance was from the building to the pond as there is a site plan regulation that there be a buffer strip of at

least 75 feet to surface waters. Mr. Sceggell measured it at about 35 feet and asked if this is really a surface water or a detention pond. Mr. Kettenring advised that a waiver would have to be requested from the board.

Mr. Irvine made a motion, seconded by Mr. Conkling, to continue the meeting to a site visit on Dec. 1<sup>st</sup> at 10:00 am. Vote was unanimous.

**INFORMATIONAL/  
CONCEPTUAL**

*Martha Huckins, 27 Magoon Road, Tax Map R10, Lot 10; Subdivision*

Martha, Jeffrey, and George Huckins were present. Mrs. Huckins advised that this parcel of land belongs to herself and her 2 stepsons and they have several ideas on how to split up the parcel for the benefit of the 3 of them. She wants to separate off the area around the barn with 6 acres, and add rear acres to Jeff and George's lots. The board reviewed the current map of the area. Mrs. Huckins advised she also owns property across Magoon Road. The board advised that if the barn area was subdivided off, it would still be contiguous with her lot across Magoon Road, so it could still qualify for current use. Mrs. Lucas said that as what they're proposing is a boundary line adjustment; the entire parcel would not need to be surveyed, but just those lines being established. Mr. Irvine advised that if there were thoughts of subdividing off lots (after the line adjustment) in the future, access could be an issue. There was discussion relative to placing some of Jeff and George's properties into CU after merging lots.

**OTHER BUSINESS:**

Jim Stewart (Stantech Consulting) on behalf of Waste Management-New Hampton and Steve Durant (Waste Management) were present.

Mr. Stewart advised that Waste Management would like to install fueling at their site on Route 132. They've submitted plans to NH DES and to Fire Chief Drake and need to determine if Site Plan Review will be necessary.

Mr. Stewart reviewed the proposed changes. The plans are to create a fueling island with concrete mat and 10,000 gallon above ground diesel tank. The tank will be protected by bollards, will have spill containments, and will meet all NFPA and DES regulations. All piping will be above ground. He advised that DES has provided comments which they've addressed. The tank will have a monitoring system with alarm. All people using the system will receive training.

Mr. Irvine asked about the size of current tanks and Mr. Stewart advised there are no fueling tanks currently at this location.

Mr. Stewart explained the flow of traffic around the system. Mrs. Lucas confirmed with Mr. Stewart, that the proposed fueling station is on a separate lot than the Waste Management office, but both are owned by Central RIC.

The board reviewed the site plan criteria relative to the change of use

and level of activity; and the use of a premise for which a site plan has already been conducted provided that the new use is not different in type or impact.

Mr. Mertz advised that there is a different potential for impact with the addition of fuel, versus just the storage of trucks, which is what the site is currently used for. Mr. Durant pointed out that there is currently potential for a problem with number of trucks stored on site, with fuel in them, but no containment system.

Mr. Mertz asked for Chief Drake's input. Chief Drake advised that it was his understanding that the previous site plan was specific to storage of trucks and dumpsters. He expressed his concern that the plan does not show the placement of trucks and dumpsters once this system is in place and feels it enough of a change in use to require site plan review. He said there is potential impact relative to vandalism and soil (due to spill). Mr. Kettenring advised that placement of trucks and dumpsters, impacts the fire dept. during emergency response. Mr. Durant stated that the containers would be moved out of the fueling area to an overflow area for Ambrose Bros. Inc. Mr. Stewart advised that they're not going to be fueling any other vehicles other than Waste Management.

It was the consensus of the board that site plan review should be required as this change in use will affect the Fire Department, but determined it could be an expedited review. Mr. Durant expressed concern with having to get site plan approval prior to beginning the project, before weather is an issue. Mrs. Lucas pointed out that this is a permitted use in this Industrial zone, but a general plan, showing how this refueling system will be done. Any action by the board can only be done through submission of a Site Plan Review application and abutters notified. Mr. Kettenring advised that this submission will give the Fire Chief an opportunity to have his concerns addressed. Mrs. Lucas stated that even though the most of the issues are relative to emergency response this application process gives abutters a chance to learn of this proposal and come to the meeting to express any concerns or ask questions. By having this site plan Mrs. Lucas advised the town has something to refer to for compliance issues. Mr. Irvine asked if there is any water or a stream nearby. Mr. Stewart advised that DES looks at that issue during their permitting process.

Mrs. Lucas said she understood the pressure to accomplish this installation for funding purposes, by year end, and advised Mr. Stewart and Mr. Durant that the Planning Board will meet in December.

Mrs. Lucas advised the board that she has received all the Capital Improvement criteria that the board requested and will bring it to the board in December.

Mrs. Lucas advised the board that there have been complaints of a bad odor on Route 132N. She said that Resource Management Inc. (RMI) has been mixing sludge to create bio solids at the GMI/Pike location near I93. She contacted the operator providing them with the complaints and also met with DES and RMI to discuss the odor, proximity to the river, amount of material on-site, and the location of the monitoring well is to the site. They are addressing this issue, but advised that the movement of material will create additional offensive odors. She asked RMI to meet with the Planning Board at the beginning of the year to discuss their process. Mr. Ketterring asked if the Planning Board had put conditions on the area being used and Mrs. Lucas advised there was no limitation, though DES has restrictions on proximity to the river and the road.

Chief Drake advised that the Newfound Area Chiefs Association have invited the individuals who are involved with the wind turbine installation in Groton and Rumney to speak on Nov. 28<sup>th</sup>, at 9 am., relative to emergency response impact and mutual aid. He said there is discussion that those turbines will be extended to Alexandria and Danbury.

**ADJOURNMENT**

Motion to adjourn was made by Mrs. Gregg, seconded by Mr. Irvine. Vote was unanimous. The meeting was adjourned at 9:18 p.m.

Respectfully submitted,  
Pamela Vose

DRAFT