

Planning Board

March 20, 2014

Memorial Building

7:00 P.M.

The following are to be considered draft minutes only until approved by the board at their next meeting.

Members Present: Peter Keene, Kevin Lee, Bryan O' Day, Ken Jacques, Darrin Patten, Don Hill, and Mike Howard.

Others Present: Leigh Callaway, Mike McCrory, George McCusker, Roland Follansbee, Malcolm Milne and Peter Crowell.

Election of Officers: Ken re-nominated Kevin for Chair and Peter for vice-chair, second by Bryan. Don closed the nomination 2nd by Bryan and all in favor and unanimously approved.

Review of February Minutes: Under Durgin and Crowell Hearing for amended site plan: Ken makes a motion to accept amended site plan with condition of lighting on site plan once location is determined.

Under Wonder well consultation: 1st page last sentence, Springfield is zoned rural residential. 2nd page 1st paragraph fix typo Don instead of on explains. 2nd paragraph page 2 last sentence to save money and encouraged to move forward ASAP.

Darrin makes a motion to accept minutes with corrections, second by Ken and all in favor.

CCM Logging amended site plan: Kevin Lee opened the hearing by reading the Special Exception given by ZBA and the conditions. Malcolm Milne explains that this for the same use as explained on Special Exception. (Please see attached description sheet for property description) Mike asked if wood gets processed there and Peter states it would be for 2ndary use. Kevin states he would like to see an actual site plan for LOT 1 only. Mike McCrory states that the purchase should be okay to go thru with the special exception alone. Darrin makes a motion for a conditional approval pending finalized site plan map and to continue the hearing next month, second by Ken all in favor. Kevin explains they should try and put as much possible on the site plan for that site.....well, septic....etc.....

Follansbee Consultation: Roland Follansbee addresses the board by reading a letter he wrote in regards to the letter that went to him from the Selectman. Rolland asks for a permit to rent properties. He states the reason for no running water is because the tenants refused to heat the property and that they are no longer there. Don states that the issue is multiple dwellings on one lot. Don states that the lot is 13.7 acres. Mike asks about the septic and if the septic can handle two dwellings on one site. Roland asks if he registers the camper can someone live in it. Darrin explains that if someone is living in it, then it becomes a dwelling. Kevin explains that there is a way two dwellings can be on one lot, however there are certain requirements that need to be met. Mike states that they need to come back after they decide what path they would like to take. Either subdivide or a map with two dwelling to meet requirements. They would also need a septic approval. Darrin states someone needs to make

sure lot will have to be big enough to support two dwellings. Hire a surveyor, and have septic design done. Darrin also explains that they can only have two dwellings so the camper can't be occupied. Roland thanked the board for their information and said he would be in touch.

Correspondence and Literature: Kevin reviewed the town and city magazine

Misc. Business: Mike McCrory handed out the Springfield Wetland Project final report. Cd is in the office. He would like board to read and decide how they would like to proceed. Mike asks the board where they would like to go with the project. Mike states he would like to see some comparative data. Darrin asks the question of where we are going with this. There was a lot of discussion around our wetland buffers and the protection of our wetlands. The grant ends in June and the board has to decide where we are going with the project.

Ken Jacques wanted to mention the ZBA hearing for Durgin in Crowell on April 1st 2014 regarding the appeal of the building permit by John Trachy, as he feels a Special Exception is necessary. Ken encourages other board members to attend the meeting. There was discussion around the Special Exception and again the board felt that the use was not changing therefore a special exception was not needed.

Meeting adjourned@8:50

Submitted by:

Susan Abair

CCM Logging and land Clearing.

1. Purchase and Sales between Michael Hansen and CCM Logging and Land Clearing.
 - a. Contingent on Getting special exception
2. Location: Tax Map 08-803-020
3. Building size 50ft X 100ft
4. Closest Neighbors:
 - a. PSNH Power Transmission Line (800ft)
 - b. Interstate 89 (1600ft)
 - c. Bell Excavation (800ft)
 - d. Hansen rental property (2300ft)
 - e. Bob Richardson (3200ft)
 - f. Hansen Bridge (800ft)
5. Business Description: Logging maintenance and storage shop.
 - a. Building will serve as a maintenance facility For Logging equipment and support equipment (Service trucks, Tractor trailer trucks, Trailers)
 - b. Storage of equipment, Parts, and Fluids (no large quantity of fluids stored)
 - c. Log storage for firewood. Up to fifty cords of log length firewood stored with a small firewood processor.
6. Employees: CCM currently has 8 employees (5 in the woods, 3 driving trucks)
7. Equipment: Logging-3 Skidders, 1 Harvester, 1 Log loader, 1 Chipper.
Trucking- 3 Tractor Trailer Trucks, 3 Chip Vans, 1 Low bed, 2 service trucks. Future equipment- 2 Tractor Trailer trucks, Firewood Processor, Log Truck, Log Trailer, 2 chip vans, It is important to note that most of the equipment stays in the woods and on jobsites for most of the year and will be brought back to the maintenance shop for repairs and storage on a minimal basis. The Tractor Trailer trucks will leave in the morning and come back at night.
8. Waste material: All waste material will be disposed of in compliance with state and federal law. Waste oils will be used as fuel for heat during the winter and any other material will be disposed of using a company like Clean Harbors. Materials being stored on site: motor oil, hydraulic oil, anti-freeze, oxygen, acetylene, parts cleaner, gasoline (5 gal containers) other oils (transmission, gear). Environmentally safe cleaning supplies like Simple Green will be used to clean machinery.
9. Traffic: Traffic in and out of the maintenance shop will be sporadic, but on a normal working day crew will meet at the shop and carpool to the jobsite. These employees will remain offsite unless there is a major breakdown and they need to return to the shop to pick up parts or bring equipment back. They will return in the evening to end the working day. Our Drivers for the tractor trailer trucks on a normal day will leave the shop in the morning and return in the evening. They may make it back to the facility to deliver equipment make repairs to the trucks or swap out trailers. For the majority of the day there should be very little traffic entering or exiting the facility.