

HENNIKER PLANNING BOARD

March 10, 2010
Approved Minutes

Members Present: Ed Miner, Vice-Chairman; Rick Patenaude; Scott Osgood; Kellie Dyjak; Ron Taylor, Selectman, ex-officio; Leon Parker, Alternate Selectman, ex-officio; Jeff Roach

Members Absent: Kristin Claire; Terry Stamps; Thomas Howard

Others Present: Dennis McComish; Rick Rideout; Michael Pashko; Caleb Dobbins; Jennifer McCourt; Gary Harper; Bob Latour; Thomas Patenaude; Mark Fougere, Town Planner; Jennifer Astholz, Recording Secretary

Mr. Miner called the meeting to order at 7:00 pm.

There was a request to re-arrange the agenda order to allow the discussion about Three-Season Landscaping, Inc. to go first. The Board members agreed to this request.

Discussion

Rick Rideout, owner of Three-Season Landscaping, Inc., stated that he discussed the idea of holding small weekend weddings at the business site (the renovated historical train depot) with Planning Board chairwoman, Kristin Claire. Ms. Claire advised him to come before the Board to discuss his plans. Mark Fougere, Town Planner, visited the site and made many positive comments. He also stated that there is plenty of parking for the proposed idea.

Mr. Rideout stated that he renovated the old train depot for his business which had previously been used as a mechanic's garage. The space is now an attractive meeting area for clientele and the general public; the grounds around the building have been improved to show the kind of landscaping work that he does. People have asked to have their pictures taken there, including a horse and carriage used in a wedding.

Mr. Rideout stated that he envisions holding small (approximately 40-60 people), intimate weddings, receptions and business meetings at the site which will eventually have display gardens in the back area. He has spoken with the Fire Department which has stated that they do not have any issues with his plans. He has not yet spoken with the Police Department.

Mr. Rideout stated that he intends to only provide the facility for these gatherings. Any amenities, such as catering, would be brought in by the client hosting the event. He will hire someone to oversee this part of the business. He stated that there is a three-tier waterfall and gardens that would make an attractive outdoor area. He plans to market the theme of an enjoyable outdoor living space, so that 90% of the events would be held outside.

Ron Taylor asked how the area was zoned. Mr. Fougere stated that it is zoned Commercial Recreational.

Rick Patenaude stated that he thinks it is a great idea and should move forward barring any legal technicalities.

Mr. Miner asked if there was sufficient parking available. Mr. Fougere stated that there is a large parking lot in the rear and would provide plenty of parking for the anticipated business.

Scott Osgood stated that Mr. Rideout has done a good job with his business so far and does not foresee any problems. Caleb Dobbins, resident, recommended that an application showing an amendment to the change of use which states the intention of an occasional function facility not to exceed ___ number of guests should satisfy any requirements that may be needed. Mr. Fougere instructed Mr. Rideout to file an application as suggested so that formal approval can be given by the Board.

Review of the January 13, 2010 Meeting Minutes

The Board members reviewed the minutes from the January 13, 2010 meeting taken by Nicole Gage. Mr. Roach stated that he did not attend that meeting, so the minutes need to be corrected to reflect that. No other comments were made. Mr. Miner called for a vote to accept the minutes as corrected. Board voted 4-0-3 to accept the minutes. Mr. Miner, Mr. Osgood and Mr. Roach abstained as they were not at that meeting.

Public Hearings

Case 2010-001: Mr. Dennis McComish, Applicant, requesting renewal of an Excavation Permit. The property is located on 5 & 47 Colby Crossing Road, Lots 679 and 680 in the CR1 District.

Mr. Fougere stated that the gravel excavation permit is only good for two years, and it has lapsed on this operation. Approval was granted many years ago with a site plan. The applicant is looking for a two-year extension to continue. Mr. Fougere has inspected the site and there are no issues.

Vice-chairman Miner called for any questions or comments from the Board. Mr. Patenaude stated that it's fine to continue this excavation operation. Mr. Fougere stated that it is a relatively small operation and not very active. Mr. Osgood stated that due to the fact that Mr. McComish operates the only gravel pit that is not grandfathered, he is the only one who has to come in every two years to renew this permit.

The public hearing was opened at 7:26 pm. Mr. McComish stated that he is only asking for the required permit extension. He stated that the only change that has been made is that the lots were formerly zoned as Rural Residential and the zoning was changed to CR-1. He presented a letter from one of his abutters in support of his business. Michael Pashko stated that Mr. McComish has been a good neighbor, and he sees no reason why this should not continue. Caleb Dobbins stated that he also abuts the property and has no problem with the excavation operation. He encouraged renewing the permit.

Hearing no comments opposed to the application, the public hearing was closed at 7:29 pm.

Rick Patenaude **MOVED** to accept the application as complete. Kellie Dyjak **SECONDED** the motion. Motion **PASSED, 6-0.**

Jeff Roach **MOVED** to approve the application. Scott Osgood **SECONDED** the motion. Motion **PASSED, 6-0.**

Case 2010-002: New England College, Applicant, requesting site plan approval for a Change of Use to add a pellet boiler and silo to existing Science Building site. The property is located at 58 Depot Hill Road, Map 2 – Lot 425, ED Educational Zone.

Mark Fougere stated that the Board discussed this plan several months ago, and the applicant was instructed to create plans so that abutters would have a chance to review at a public hearing. Currently, the old oil boiler is in the science building and they want to replace it with a pellet system.

Jennifer McCourt stated that a wood pellet boiler will be placed behind the Science building. The current access road will be used. The applicant has submitted a list of waivers that they are requesting.

Mr. Harper stated that the property is located on 4 or 5 lots, and the building is on old lot lines. He suggested changing the lot lines in order to clean those records up.

Mr. Osgood suggested acting on the waiver requests first to determine completeness of the application. He stated that some of the waiver requests have already been met or do not apply to them. Ron Taylor stated that the applicant will eventually have to go before other Town departments for building permits.

Gary Harper stated that water will run underground for heat exchange. Anti-freeze will be in a separately installed pipe. Mr. Harper stated NEC has started a community garden project where the waste ash can be used. There will be approximately 1/2-% of ash per ton of wood pellets.

Mr. Taylor asked about the noise that will be produced by the auger. Bob Latour stated that the only noise is from the pellets traveling through the pipe for a short distance.

Ms. McCourt stated that they will keep the old boiler as a backup system.

Mr. Harper stated that the retaining wall behind the boiler will be about 4' high, and there will be a 24'9" silo which will be almost even with the building roof height. They will also plant arbor vitae to create a natural screen and further enhance the project.

Scott Osgood stated that of the request for 11 waivers, all but two of them have been met. Mr. Osgood **MOVED** to accept the request for waivers for item #7 (this project will not have any impact or create any changes to the existing parking areas, driveways, curbs, sidewalks or fire lanes) and #15 (the project is located at the lowest elevation on the back side of the Science Building and most of this project will be hidden from public sight). All other information has been provided and waivers are not required.

Kellie Dyjak **SECONDED** the motion. Motion **PASSED, 6-0.**

Rick Patenaude **MOVED** to accept the plan as complete. Jeff Roach **SECONDED** the motion. After discussion about the lot lines, the motion was amended to include that a “notice of voluntary merger of pre-existing lots” will be included. The Board **PASSED** the amended motion, 6-0.

Mr. Osgood **MOVED** to approve the plan contingent on filing the “Notice of Voluntary Merger of Pre-existing Lots.” Mr. Patenaude **SECONDED** the motion. Motion for conditional approval **PASSED, 6-0.**

Mr. Fougere stated that NEC and the Town were approved for a grant and were funded for this new boiler.

Other Business

Discussion:

Rick Patenaude recused himself from this discussion.

Jennifer McCourt asked to discuss an after-the-fact Alteration of Terrain permit specific to the Henniker Crushed Stone gravel pit. She stated that DES stated that there wasn't enough depth and they had to raise the edges of the retention basin which changed the site-specific permit. Because the roadway that was put in had over 25% road side slopes that went into wetlands triggered the AoT permit. She stated that best management practices are included on the plans. The wetlands plans are being submitted to the Conservation Commission, and she is going back to them on March 17, 2010 to make a presentation. Plans have been submitted to DES.

Mr. Osgood stated that he believes that the Planning Board's role is to be in possession of the documents. The Planning Board acknowledges receipt of these plans. If the Planning Board deems it necessary to have other departments review the plans, they can say so.

Ms. McCourt stated that the Dredge and Fill application will be submitted.

Transportation Advisory Committee: Mr. Osgood stated that he has been a member of this committee and requested that he continue in that capacity. Once his term expires next year he has been elected Vice Chair of that committee and would like to continue. The Board confirmed his request.

Traffic Counts: Mr. Fougere stated that the CNHRPC is doing the annual traffic counts in the area. Requests for specific roads are due to them April 1. Kellie Dyjak suggested waiting to complete the list until the next meeting so that other Board members can contribute their ideas.

Jeff Roach and Kellie Dyjak will be sworn in after Town Meeting on 3/13/10.

Ron Taylor **MOVED** to adjourn at 8:04. Kellie Dyjak **SECONDED**, and it was approved, 6-0.

Respectfully submitted,
Jennifer Astholz

