

FINAL



**Town of Henniker  
Planning Board Meeting  
Wednesday, February 12, 2020  
Henniker Town Hall**

**Members Present:** Chair Dean Tirrell, Vice Chair Bill Marko, Heidi Aucoin, Scott Dias, Ryan Haley, Keith DeMoura

**Members Excused:** Selectman Representative Tia Hooper, Dan Higginson

**Town Planner:** Mark Fougere

**Recording Secretary:** Colleen Gagnon

**Guests:** Darrin Black, Chad Branon, Matt Ciardelli, Andrew Ciardelli, Jeff Morse, Stephan Barkley, Cassandra Sferazo

1. Call to Order/Attendance/Pledge

The meeting was called to order at 7:00pm by Chair Tirrell.

It was noted that Mr. DeMoura will be voting tonight.

2. January 22, 2020 Meeting Minutes- Review and approve

The board reviewed the meeting minutes from January 22, 2020. A minor edit was discussed.

**Vice Chair Marko made a motion to approve the January 22, 2020 meeting minutes with the discussed edit. Mr. Dias seconded the motion. The motion passed unanimous 6-0.**

3. Projects of Regional Impact

There are no projects of regional impact at this time.

4. Public Hearings

**PBCase 2020:01 Design Review:** Proposed site plan for the construction of a bulk storage of heating oil, diesel fuel and propane. In addition, a public diesel fuel station is proposed along with a 2,1000 square foot warehouse/office building, Old Concord Road, Map 1 Lot 549-G, Zoned CH Heavy Commercial, Applicant: MAC Milford Realty, LLC- Owner J and M Morse Trucking LLC.

Mr. Fougere explained to the board that this is a design review. He stated that the public hearing tonight will be a discussion. There will be no acceptance of the application tonight. The

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applicant will provide the board with an overview of the project. Included in the packet the board has is an email list of issues Mr. Fougere suggested would need to be looked at and discussed. The applicant will come back to the board at a later date with more details on the plan. Tonight the applicant is looking to get some feedback from the board regarding the project as they are new to the community.

Mr. Branon, a civil engineer with Fieldstone Land Consultants addressed the board. He introduced Mr. Andrew Ciardelli and Mr. Matt Ciardelli with MAC Milford Realty, LLC, owners of Ciardelli Fuel Company. Mr. Branon presented the conceptual site plan to the board. He identified Tax Map 1 Lot 549-G and stated that Ciardelli Fuel Company is looking to bring one of their facility's to town. The parcel being discussed consists of 3.87 acres of land, it is situated on the West side of Old Concord Road, it is located in the Heavy Commercial Zone and it is currently vacant. Mr. Branon presented a visual of the parcel and the surrounding area as it looks currently. The parcel was recently subdivided.

Mr. Branon directed the board to the proposal on the property. He stated that his client is proposing to develop the site into a bulk storage fuel facility. The facility would consist of the installation of three 30,000 gallon propane tanks which would be fenced in. They would be located on the right hand side as you enter the site. On the left hand side of the site is where the proposed 2,100 square foot building would be located. The north side of the building would consist of an office area and then there would be a shop area on the south side. There would be parking around the office and for company vehicles. Mr. Branon pointed out where the dumpster enclosure would be located. He then described the public diesel fuel dispense area and the bulk oil and diesel facility. This would consist of one 40,000 gallon oil tank and two 10,000 gallon diesel tanks. The tanks would be installed within a concrete dike for protection.

Mr. Branon further indicated the proposed location of a propane filling station and a fenced in area for empty propane tank storage.

Mr. Branon explained that the site was laid out conceptually to meet all setback requirements and to maintain adequate buffering to neighboring properties. The property was recently cleared therefore the applicant plans to include landscaping to improve the buffering with the final proposal. The applicant attempted to generate a layout that would function appropriately from a traffic standpoint but also provide good separation from neighboring properties.

Mr. Branon shared a few renderings with the board. The renderings pictured the floor-plan of the proposed building as well as other views of the proposed building.

Mr. Branon explained the preliminary grading plans. The applicant is aware of the jurisdictional wetlands to the south side and plans to stay away from that area. The collection and discharge of storm water was discussed.

Mr. Branon shared photos of a similar facility located in Keene with the board. The Keene site has two 30,000 gallon tanks.

The applicant does plan to put a modest professional looking sign in the front of the property. The applicant would like to develop the site in two phases. The phases would be outlined in detail on the final submission.

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The applicant wanted to get before the board tonight and get some conceptual feedback. Mr. Branon stated that ideally his client would like to start construction in the Spring.

Mr. Branon reviewed the email from Mr. Fougere and stated that he had no concerns with items that were outlined. He stated that all the identified items would be addressed in the final submission.

Chair Tirrell asked if Mr. Branon had any idea of the amount of traffic the proposed facility would generate. It was noted that there is a difficult intersection near the proposed site and Chair Tirrell indicated that he would not like an increased traffic flow to make the intersection worse. It was questioned how many trucks the company would plan to run.

Previously, a convenience store had looked to occupy a site near the proposed parcel and the board had been concerned about the traffic that would have traveled to and from the convenience store through the intersection in question.

Mr. Matt Ciardelli stated that the traffic to the site would be minimal at first and hope to grow over time.

Chair Tirrell stated that the intersection in question is taxed for traffic now, the board needs to make sure traffic is not heavy enough to impact that intersection. He would like to see some actual traffic flow numbers.

Mr. Matt Ciardelli asked if Chair Tirrell was referring to customer traffic or company traffic.

Chair Tirrell stated that he is concerned about both, customer traffic and company traffic. He would like some form of an idea of when the company is very successful what the traffic flow could be.

Mr. Branon stated that he would put together some traffic numbers. He also stated that the proposed facility would have significantly less traffic than a convenience store.

Chair Tirrell cautioned the applicant that the board is aware of the wetlands on the parcel and will be looking to see that all the necessary precautions are taken and regulations are met.

Mr. Matt Ciardelli stated that they will have an engineer work with DES.

Mr. Branon stated that they will not be proposing any impact to the jurisdictional wetlands areas. They plan to complete all the storm water mitigation, site lighting, landscaping and buffering. They do not anticipate any issues.

Mr. Dias questioned where the leach field might go. Mr. Branon stated that they are targeting the front area of the site. He mentioned that they may consider a chamber system under the parking lot but ideally they would like to utilize the front area.

Mr. Dias confirmed that the public fuel dispense would be diesel only and it would mainly be for the company's own fleet. It was confirmed that there would be enough of a turning radius for a tractor trailer to fuel up and turn around safely on the site.

Vice Chair Marko asked about the lighting plans for the site.

Mr. Branon answered that conceptually they anticipate the lights to be on the office/shop building, a pole mounted light in the back area, a light would be at the fuel dispenser that would be on all the time for security reasons, canopy mounted lights would be at the containment area and possibly there would be one additional pole mounted light.

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Vice Chair Marko questioned the type of storm water management method the applicant thinks would be used.

Mr. Branon discussed that they would be doing some test pits and will design something to meet the regulations.

Chair Tirrell asked about test pits.

Mr. Branon stated that yes they plan to do them and he explained to the board where the test pits would be done.

Mr. DeMoura asked if there would any sleeping quarters in the building itself for transient housing. Mr. Matt Ciardelli answered that no, there would be no sleeping quarters in the building.

Mr. DeMoura questioned if the garage would be a parking garage or a service garage.

Mr. Matt Ciardelli stated that it would be mainly for parking and parts storage.

Mrs. Aucoin asked who would be able to fuel trucks at the diesel fueling station and would it be open to the public. Mr. Matt Ciardelli stated that it would be a key card dispense account and credit would be extended at the owner's discretion.

### **Chair Tirrell Opened up the discussion to the public**

Mr. Black, of 184 Stonefalls Road, stated that he lives behind the proposed facility and owns a business there. As a resident, he asking how the proposed facility will impact residents. He questioned if it would be open 24 hours a day.

Mr. Branon stated that it is a heavy commercial zoned project. They will be providing a buffer in the back. The activity will be at the center of the site. The lights will be downcast and there will be no light pollution. There will be adequate planning for buffering and landscaping. The storm water will be draining internally. He does not feel there will be any impact. The fuel filling station is proposed to be open 24 hours a day.

Mr. Andrew Ciardelli stated that in the unlikely event of an oil spill, hazard mitigation would be in place. There is new technology and strict safety standards. Safety standards were briefly discussed. Mr. Branon stated that safety standards are heavily reviewed and regulated.

Ms. Cassandra Sferazo, of 118 Stonefalls Road, asked for examples of adequate buffering. Mr. Branon gave examples of evergreen plantings and significant landscaping which would provide a visual buffer as well as a noise buffer.

Mr. Fougere stated that the next plan will give more detail regarding the buffering.

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Chair Tirrell discussed that the buffering would not be up to the full blocking the first year. Chair Tirrell referred to the Dollar General store in town. That project is completely buffered in. Chair Tirrell stated that the board does take buffers seriously. He stated that just because an area has been re-zoned Heavy Commercial it does not mean that the board will except an [eyesore](#).

Mr. Fougere stated that the board could review the old traffic study. The Fire Chief did mention that he thinks there should be a stop sign headed East on Old Concord Road at that intersection. The Fire Chief will raise that concern with the traffic safety committee and then it would go before the Board of Selectman for approval.

Mr. Dias discussed the benefit of the proposal being a single curb cut.

Mr. Morse, of Henniker, addressed the board and stated that they are not looking at a lot of added traffic from the proposed facility.

Chair Tirrell stated that the board is ready for more information.

Vice Chair Marko asked if the [tanks](#) for the proposed facility would be the same size as the Ayer and Goss [tanks](#). Mr Andrew Ciardelli stated that yes, the [tanks](#) would be similar in size to the Ayer and Goss [tanks](#).

Mr. Fougere stated that he has known the Ciardellis for years in Milford. The area in East Milford is a tight neighborhood where the homes are close together and there has never been a safety issue that Mr. Fougere is aware of. The trucks are able to maneuver throughout the neighborhood. He also noted that it is a very clean operation.

Vice Chair Marko stated that this is what the area is zoned for. The board has been seeking economic development in Henniker and he is happy to see this proposal.

### 5. Other Business

Mr. Fougere discussed the Rush Road subdivision that had previously come before the board. The state has denied the applicant's second driveway permit. Mr. Fougere stated that the only change the applicant needs to do is to add an easement onto the existing driveway. Mr. Fougere asked the board if the board would like the applicant to come back before them.

It was discussed that due to the contention and controversy over the original application and in the interest of being transparent and letting the abutters know of the proposed easement, the board would like the applicant to reappear before them.

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### **6. Adjournment**

It was discussed that the next Planning Board meeting will be on March 11, 2020.

**Mrs. Aucoin made a motion to adjourn. Vice Chair Marko seconded the motion. The motion passed unanimously.**

**The meeting adjourned at 7:45pm.**