



SALISBURY PLANNING BOARD

Planning Board – Public Meeting Academy Hall July 16, 2018 Meeting Minutes

Doug Greiner, Chairman	- Present	Ole Odegard – Alternate	- Present
Ray Deary – Vice Chairman/Secretary	- Present	Vacant – Alternate	- N/A
Anne Ross-Raymond - Member	- Present	Vacant – Alternate	- N/A
Stacia Eastman – Member	- Absent	Vacant – Alternate	- N/A
Joe Schmidl – Selectman Ex-Officio	- Present	April Rollins, Assistant/Alt.	- Present

Visitors: Timothy Wunderlich, Alden Beauchemin, Al Romano, David Kelley, Nicholas Jarvis, Timothy Jarvis, Bill MacDuffie Jr., Gayle Landry and Joseph Landry.

Chair Greiner opened the meeting at 7:00 p.m. and appointed Ole Odegard a voting member for tonight's meeting.

Review & Approve the draft minutes of July 2, 2018 – The Board reviewed the July 2, 2018 draft meeting minutes. Vice Chair Deary made a **motion** to approve the meeting minutes from June 18, 2017 with two minor changes. Selectman Schmidl **seconded** the motion and the **motion passed unanimously**.

Conceptual Review with Alden Beauchemin of Keyland Enterprises Re: a Private Recycling Center or a Multi-Family Unit for Tax Map 232, Lot 8 (16 acres) located off Old Turnpike Road and owned by Timothy Wunderlich - Mr. Beauchemin explained that he is a private land consultant and is helping Timothy Wunderlich develop this lot plus adjust lot 232-11. Mr. Beauchemin stated there were several ideas but the idea of a private recycling center is preferred. Mr. Wunderlich explained they would be sorting rubbish and construction debris inside of a building and the access would be off of Route #4. Chair Greiner asked if the driveway was already constructed. Mr. Wunderlich replied no, not yet but the driveway would be located south of tax map 232, lot 10 (on tax map 232, lot 11). Selectman Schmidl asked if they would be bringing in any fill materials and Mr. Wunderlich replied some because of the topography. Mr. Beauchemin noted there would also be a natural buffer of trees. Ole Odegard asked who owns tax map 232, lot 10 and Mr. Wunderlich replied the Historical Society, which he would be meeting with tomorrow. The Board reviewed the zoning map and determined the lot is zoned agricultural and residential (300 feet). Mr. Beauchemin asked if this would be considered a business. Chair Greiner replied yes, this would fall under the Conditional Use Permit (CUP) and go through the Site Plan Review Regulation process. Vice Chair Deary asked

approximately how many trucks would there be daily. Mr. Wunderlich replied he hopes to recycle 300 tons a day, so there would be 10 trucks in with 20 trucks going out. Mr. Wunderlich explained that he is going with private initially but hopes in the future to have the Town use it, for construction debris, plastic, etc. but no hazardous materials. Chair Greiner asked what the travel radius would be. Mr. Wunderlich stated New London and then communities south of here. Chair Greiner questioned the marketability of the proposal and know there will be a spirited discussion due to the impact to the Town's recycling center. Anne Ross-Raymond noted that traffic impact also will be considered. Selectman Schmidl stated this may also have a regional impact. Vice Chair Deary asked if they have discussed the project with the NH Department of Environmental Services and Mr. Wunderlich replied not yet. Chair Greiner asked if they had conducted a market study and Mr. Wunderlich replied no, he wanted to feel everyone out first to see if the recycling center was reasonable. Vice Chair Deary asked if they had reviewed any of the drainage and Mr. Wunderlich replied most of the drainage comes down from Route #4. Selectman Schmidl asked if there would be "roll offs" for storage and areas for leaching because even natural materials can become hazardous. Mr. Wunderlich replied there would be a brush/wood pile and scales outside but was not sure about the other things yet, he is still doing his homework. Chair Greiner asked what the size of the building would be and Mr. Wunderlich replied the building would be 60' x 60' or 80' x 80' and made of steel. Chair Greiner stated there will stringent environmental rules plus the Site Plan Review checklist items and this proposal may require 3rd party review. Vice Chair Deary asked if this had been discussed with the Fire Chief. Mr. Wunderlich replied he would check with him but doesn't think that a sprinkler system would be necessary and will be digging a well. Vice Chair Deary asked if there would be some kind of ventilation system. Mr. Wunderlich stated the building will have big doors that would remain open during the hours of operation (7 a.m. to 5 p.m. - 6 days a week) and the recycling center would be gated. Selectman Schmidl asked if any of the abutters have been notified. Mr. Wunderlich replied only a few.

Class V Driveway Permit Amendments Update - Selectmen Schmidl reported that the Board of Selectmen have approved the amended Class V Driveway Permit application as recommended by the Planning Board.

OTHER Business

Joint Meeting Re: Class VI Road Development - The Planning Board discussed inviting the Board of Selectmen and the Central NH Regional Planning Commission to a meeting to discuss the development of Class VI roads. PA Rollins to schedule. PA Rollins reported that an updated application has not been received from Alan Girard to date.

ADJOURNMENT -The Planning Board adjourned at 8:02 p.m.

NEXT MEETING – The next regular meeting will be held on **Monday, September 10, 2018 @ 7:00 p.m.** at the Academy Hall (upstairs).

Minutes prepared by April Rollins, Planning Assistant