

ATKINSON PLANNING BOARD
Atkinson, New Hampshire
Public Hearing
Wednesday January 19, 2011

Present: Sue Killam, Chairman; Regular Members: Tim Dziechowski, John Wolters, Mike Turell, Alternate Member: Harold Morse

Ms. Killam called the meeting to order at:7:40 p.m.

Corresponds

Incoming

Stantec – Review Letter –estimate for review \$800
Keach Nordstrom – Bond issue – 16 Industrial Way
Rockingham Planning Commission- update on Regular Meeting in Danville
D E S – notification of Shoreline Protection act – 35 Boulder Cove Road
Town of Hampton – notify regional towns – Verizon Communication Tower – 190 Keys Highway
Chamber of Commerce- Publication
Planning Board expenditures – year end
Manchester – 100' high tower communication tower
LG –course on successful Town Management

Outgoing

Selectman & Town Clerk – proposed Warrant Article

Appearances

Julie LaBranche, Rockingham Planning Commission

Julie asked the board about the active farms in Town- Sue defined an Active Farm as a farm that can produce in excessive of \$3,000 per the USDA definition The Board listed the following: Wood's Hi-Wood Farm, Peter Lewis, Killam's Destiny Farm, Ted Stewart, Witley, Gordon Brown, Gina Winchell, DeBesche, Cogswell, Childs, LeBlanc Stable, MarrowStable, Shannon Trails and Fairbanks.

Member Harold stepped off the Board to join the audience

PUBLIC HEARING 8:10pm

Hampstead Area Water Company, site plan to show the location of a proposed Pumping Station on land owned by Settler's Ridge Condo Association, off Pope Road, Map 12 Lot 1 in the RR2 Zone

Sue read the list of abutters; present were: Hampstead Area Water Company, Harold Morse, Ellen & Fredrick Beckwith, Josh Manning,

Applicant Charlie Lanza, Hampstead Area Water Company, proposing a pumping station, located off Pope Road and McFarland's Pass. Basic purpose and function for the pumping station is to provide the necessary infra-structure to utilize permitted wells and provide the

system with additional drinking water. The proposed project consists of a 24' x 14' poured concrete structure, buried water and electric lines and 2 buried 20,000 gallon storage tanks. Proposed station is to provide approximately 150,000 gallons per minute as well as additional fire suppression capacity. The proposed station will have no commercial traffic, no on-site customers and no on-site lighting. Water Operators will visit the station, depending on demand, 2-4 times a week to perform on site inspections and reporting. Both Rockingham Planning Commission and Stantec have reviewed the utility plans and have provided comments. The comments will be addressed in the first plan revision after the hearing. Mr. Lanza would like to take the comments that were not straight forward and see how the Board would like them to be handled. John Wolters asked about the power source. Mr. Lanza stated that it would be a three phase electricity. Sue asked if there was another pumping station like this in Town. Mr. Lanza stated that there were many. Mr. Lanza passed around photos of other structures. Mr. Lanza stated that the structures are all similar in looks: poured concrete with a stucco exterior, a wood and metal roof. John asked if there would be a generator on site. Mr. Lanza stated that at this point there would be no generator. John asked if there were any pressure tanks with the project. Mr. Lanza stated that there will be some small pressure tanks because the pumps in the station are run-off VFD(variable Frequency Drives), they start up slowly and need only a small pressure tank . The pressure will run around 70-80 lbs. of pressure. It runs on pressure set points. Sue asked about earthen mounds and if the structure is buried. Mr. Lanza stated that the elevated holding they are slightly buried but not completely. This helps to keep them from freezing and more esthetically pleasing than having the steel tanks exposed. The water temperature is pretty constant but a space heater is kept on site with a thermostat to keep from freezing. John asked about filtration. Mr. Lanza stated that there is iron and manganese and there will be two filters or three smaller. John asked if there was back wash and Mr. Lanza stated that it depends on the usage/demand. Tim asked if all the wells were treated the same and the answer was that it's pretty standard for the area and most of the stations have a disinfecting process. John asked about where the back wash goes. Mr. Lanza stated that it is sent outside into a detention basin. John asked if it was open or closed and Mr. Lanza stated that it is typically open and that it was small. John asked how many square feet and Mr. Lanza stated that it was 20' x 20' John asked if there would be a fence around it because kids could get in it. Mr. Lanza said it was a foot or so deep. Sue asked if the back wash quantity was small and Mr. Lanza stated that they back wash for 20-30mins and a couple of times a week. Sue asked about the gallons of back wash. Mr. Lanza stated it would be 10-15 thousand per event.

Sue asked if Mr. Lanza wanted to go through the Stantec letter. Mr. Lanza stated that most of the comments were straight forward but there were a few that he'd like clarification on.
Stantec letter comment :

#1: Per section 910:4 of the SDPR and the engineered plans must be stamped by a certified (licensed) engineer. A professional engineering endorsement is absent from the submitted drawing.

Mr. Lanza stated that the HAWC feels that the proposed application doesn't involve any drainage or engineers calculations. It's not considered an engineered plan and that HAWC would like to get a stamp similar to a land surveyor. Mr. Lanza asked if the Board would be receptive towards that. Sue said that she'd like to hear from Aaron . Aaron LaChance stated that the structure is simple but he would recommend that the plans be stamped. Harold Morse from, HAWC, doesn't feel that the plans need to be stamped. Mr. Morse stated that HAWC has been doing this for 34 years and that the DES doesn't require the stamps and that it would just cost more money.

Sue asked about erosion control. Mr. Lanza stated that one of the comments reflects the question.

#6: An erosion and sedimentation control plan should be included with the application. Mr. Lanza stated that over all there is less than 15,000 sq. ft. of disturbance and that includes the electric and water lines. HAWC doesn't feel that it warrants the erosion and sedimentation control plan. John feels that an engineer should review the plans. As well as Tim. Mike feels that he can see both sides. Sue stated that she feels Aaron was proposing trench details, erosion controls, etc. but that Aaron wasn't looking to see the engineering of the inside of the building and that she is still concerned.

Sue read from the Site Plan 910:4 "all engineered plans are to be stamped by a certified engineer. " Aaron stated that the submission is not engineered but the site plan should be engineered. Sue stated that that is the question on the table, that the Plans are drawn by a surveyor and that are there calculations that need to be drawn by an engineer. Tim asked if Aaron has worked with or knows of the Pennechuck Water and do they have a PE stamp. Mike asked if Stantec has done other pumping stations. Aaron stated to Tim that the plans all have stamps on them and to Mike that yes they have worked on other pumping stations and that they all have PE stamps on them. Harold stated the HAWC has experience and they own the stations and that the others would need a stamp because they are put out to bid. Sue stated that the Board had been polled and that it was in the majority to take the engineers advice regarding having the plan stamped by a PE.

#3: HAWC doesn't feel that the details need to be included with the plans. Utility constructions are driven by AWWA requirements (American Water Works Association) and disturbed areas are going to follow BEST management practices.

#4: Statement of intent will be addressed per Mr. Lanza

#13: Buffer Requirements. Buffer will be added to the plan. The buffer is 100' per the site plan regulations. It's a natural buffer and that if they go back to the station it would disturb the common garden that is already there. There is a gravel road already so there won't be anything disturbed because the access road is already there.

#17: Drawings and/or details were not submitted. HAWC feels that it will be available to the building inspector when they go for a building permit. Sue stated that this is new ground because HAWC has not gone through this process and experience aside, the Board wants HAWC to go through the same process that anyone else who wanted to build something like this.

#21: Drawings proposed a slope...Mr. Lanza stated that he would add the slope grading to the proposed plan.

#23: Sanitary protective radius. Mr. Lanza stated that it would be put on the plan, but that each radii is roughly 10-12 acres. Mike asked if there was any other structure in that area. Mr. Lanza stated that there wasn't. There are three wells that are on the plans that would be connected into the station.

Sue asked Julie if the Board should go over her letter. Julie stated that Aaron pretty much covered everything she did such as erosion control, silt fencing, detail of the water main that crosses Pope Road. Julie had spoken to Mr. Lanza regarding they have an easement and it was unclear if HAWC had to go before the Selectman each time for permission to work in the town ROW. Julie did have a couple of questions; comment #3 about the standards under the AWWA, if HAWC has certain plans and how does it work. Mr. Lanza stated that the company has experience and works under the DES standards. Comment #23 asked if there were plans already submitted for the sanitary radii. Mr. Lanza said that there were permitted in December in 2009 and that the Town already has it as it was in the application to DES. Julie asked if the map could be pulled out.

John asked about comment #21 regarding 1/1 slope - Aaron said that he always look into a 1/1 slope and he looked at this plan as if it were unique site plan application and that it would be typically something that Stantec asks for.

Sue asked how big is the vegetable garden and Mr. Lanza tried to explain it by the map as he was unsure of the exact size. Tim asked about how much land is set aside for agricultural and Mr. Lanza did not know that as well.

Harold Morse stated that they met with the Settler's Ridge Board and they were happy with the proposed site plans and they are the most affected by this.

Mike asked if there was an application at DES and is there anything in the application that might answer a lot of the question the Board has. Mr. Lanza stated that there would be more detail. Sue stated the Board's jurisdiction on any site plan includes erosion control. Does this site plan need an engineer to give a detail page, that's the question. Can HAWC submit a detail page that shows plans and notes with regards to erosion control. Aaron would like to see at least a plan stamped by an Erosion Control specialist.

Sue asked if the abutters have any questions or comments. Does the building produce any noise? Mr. Lanza stated that if you were to put your ear to the door you'd hear the pump but the noise is very minimal. Question on pole and if there would be a light on it. Mr. Lanza explained it was just to take the electric line and place them across the street and from there it goes under ground. Question about opening the road up. It was explained that the pipes are across the road and that the road access would be left open, at least half of it while the work was performed. Abutters from 7 Pope Road were wondering how close the structure was and if they would see it. It was explained that from their house to the proposed structure is about 600'.

Discussion on size of the building HAWC is proposing and if it was smaller they wouldn't need to ask permission. Sue looked up the RSA 674:30 and the intent. Discussion on erosion control and conservation land. Sue polled the Board about having an engineered plan. The members all feel that there should be at least a detailed page that outlines the "BEST" management guidelines as well as notes, i.e. 1/1 slope and how it is to be stabilized. Discussion on back wash and John has concern on the amount of water and the need for fencing. Sue would like to see one. John stated that in order to get an exception the Board needs a lot more details. Sue stated that in regards to the buffer requirements is HAWC asking for a waiver? Mr. Lanza said that they would be because if they were to do a 100" buffer they would be in the garden area and in regards to the buffer for the conservation land HAWC would also need a waiver as it is only 75'. Sue stated that it would have to be formalized and put in writing to the Board. Also,

noted that HAWC should send a notification to the Board of Selectman under the road standards and the bonds.(440 & 440:1-5)

Mike made a motion to continue the hearing until February 16, 2011. Tim seconded the motion and the Board voted unanimously to continue the Public Hearing

Julie made some suggestions as to bring some drafts of a waiver regulation to the next meeting. Julie is done updating the Existing Land Use and the Community Facilities chapters and would like to know if she can send them via email and when the Board would like to go over them. Sue stated that the next Workshop Meeting would be in March.

Harold stepped back onto the Board.

Tim asked about the Master Plan money in the budget and the matching fund grant. Julie mentioned a source on the updating of the Transportation Chapter under the DOT and it would only be 20% match and Julie would send over the application

Harold made a motion to cancel the February 2, 2011 workshop. Mike seconded the motion, The Board voted unanimously to accept.

Tim made a motion to adjourn the meeting. The motion was seconded by Mike and the Board voted unanimously to adjourn. The Planning Board meeting was adjourned at 9:38p.m.

respectfully submitted by Patty Power