

Planning Board Work Session

March 13, 2013

6:00 p.m. Town Building 3rd Floor

Present: Patrick Doughty, Donald Lavoie, Mike Bruno, Peter Roy, Andrea Bryant and Dianne Lambert, Secretary

Excused: Jeanne Robillard, Harold Friedman

Patrick Doughty opened the meeting at 6:00 p.m.

Patrick Doughty placed Mike Bruno as a voting member for this meeting.

Donald Lavoie requested that the Board and the audience take a moment of silence in Memory of a longtime resident Al MacBain. He served as a selectman, firefighter, moderator, etc.

Craig Emhardt, Chief Executive Officer for Green Empire Management and Associates Inc. from New York is in to speak to the board on a proposed project located at the end of Prospect St. The property owner is 750 area club Map 406 Lots 036 and 037 which contains approximately 750 acres.

The proposed project is to provide excavated material and wood pellets to customers. Customers will be able to come to the site to purchase pellets in 40 lb bags, 1 one ton sacks or bulk.

The Planning Board asked if he was familiar with the Town Ordinances. In this area the board may require an aquifer study. The gravel pit is a permitted use and will have to go through the excavation permit process The pellet plant is considered industrial and will have to go to the ZBA for a special exception. Then it will have to come before the Planning Board for site plan review.

The board informed Mr. Emhardt that there ~~were~~ may be some concern with the traffic on Prospect St and the noise.

The plan is to remove/excavate 5 ac which contains is 200,000 yards of material and erect a pellet plant in its place. The pellet plant will not use chemicals.

The Board of the Selectmen set the weight limit on the bridge. The bridge is up to standards and could be raised. Michael Culver suggested ~~the~~ that Mr. Emhardt come to a select board meeting to present his business plan and request for the load limit be increased.

The pellet operation will be a seven day a week operation with truck traffic only 6 days a week. There will be 10 trucks or less. The pellet operation is a quiet operation. The building is designed so the noise is contained within the building. All equipment is housed in the building.

The business will employ 25 people to start and when in operation it will have up to 100 employees.

Don Lavoie explained that ~~he is~~ the applicant will be entitled to one more conceptual review and then it would have to be a noticed meeting.

Mr Emhardt thanked the board and will be in the office to go over the old file for the gravel pit to see what the concerns were.

Donald Lavoie made a motion to approve the minutes of February 13, 2013. Michael Bruno seconded and the motion passed with a unanimous vote.

Mary Lou Krammer is in to update the Planning Board on concerns with Dalton Drag Strip. She presented the board with a letter layout with her concerns (attached).

Chairman Patrick Doughty informed everyone that the Planning Board doesn't have a formal application and no action can be done until one is submitted. He also advised the Board to be careful about comments.

There about 125 people in the surrounding towns that have concern with the proposed drag strip and they would like to be able to voice their concerns. They asked the board how would they get there concern across if they could not voice them in Bethlehem.

The board cannot ask Mr. Ingerson to come in for site plan review because NH DOT permits the road.

Sandy Laleme spoke on the operation of 2 tracks. Her family members are racers. The tracks are required to provide safety measure for their operations.

Sandy suggested that the group get together and go the Dalton local government and voice their concerns.

Mary Lou thanked the board and the audience for the information and she will follow up with the suggestions.

The board had a discussion on changing the fee schedule for public hearings. Patrick presented example. The board will research more and revisit the discussion.

Donald Lavoie made the motion to have staff track time on application for a 6 month. Seconded by Peter Roy and motion passed with a unanimous vote.

The board would like Donald Lavoie to remain as a alternate.

Michael Culver suggested that the board put a notice on the website seeking interested people.

Patrick Doughty made a motion to post a notice for alternates to the website. Seconded by Andrea Bryant and the motion passed with a unanimous vote.

Dianne Lambert will have April post a notice.

Andrea Bryant made a motion to adjourn at 7:45 p.m. Seconded by Donald Lavoie and the motion passed with a unanimous vote.

Respectfully Submitted,
Dianne Lambert