

A Nottingham Planning Board Site Walk with the Conservation Commission in Attendance at 160 Old Turnpike Road, NH Route 4, for the following case before the Planning Board:

Case# 22-007-SIT: Application from David Beati of BSC Group representing Concrete Products of Londonderry requesting approval to build a pre-cast concrete manufacturing facility. The property is located at 160 Old Turnpike Road, in Nottingham, NH, and is identified as Tax Map 3, Lot 2-2.

Minutes were recorded for the Commission because a quorum of Commission members was present.

Conservation Commission Members Present: Sam Demeritt, Chair; Susan Mooney, Cheryl Smith; and Kristen Lamb (also an abutter).

Planning Board Members Present: Ian MacKinnon, Vice Chair; Susan Mooney, Secretary; Charlene Andersen, Strafford Regional Planning Commission (SRPC) Rep.

Others in Attendance: David Beati, Shea Concrete Project Manager, BSC; Jerry Malloux, Shea Concrete; George Saurman, Shea Concrete; Therese Thompson, Lamprey River Advisory Committee (LRAC), (left at 6:30 PM); Vanessa Price, Town Planner Barrington, NH; and Blair Haney, SRPC Planner, (arrived at 5:50 PM).

Call to Order at 5:29 PM by Mr. MacKinnon, Planning Board Chair.

The purpose of the scheduled site walk was to view the existing site, receive an overview of the company's operations and hear a description of the proposed project. Please refer to previous Planning Board minutes when Case # 22-007-SIT was heard so to note previously discussed details.

Mr. Saurman and Mr. Mailloux initially led the tour of the yard and existing facility. Following, Mr. Beati described the proposed project when the party reentered the yard and explored the proposed building site. For convenience, these minutes will note that information presented by the two employees and project manager will be identified as "SC" (Shea Concrete). Guests will be identified by **surnames** if available or by "G".

(In The Yard) Mr. **MacKinnon** welcomed the group and stated that this case is scheduled to appear before the Board again on July 13, 2022, and invited **SC** to proceed as follows:

SC: Pre-cast concrete products is all that the business does. "Nothing else".

This site has been owned for 20 years.

The existing building is a 4000 SqFt space and is not big enough for all of their contracts or high enough for the crane. Additionally, when they are busy, safety is also a concern. Operations are steady throughout the day, getting ready to pour into the forms after removing the product out into the yard that has set up overnight. Contractors move product off site every day. The new proposed building would be big enough to accommodate large equipment. The existing building

will be used for secondary operations, custom orders such as concrete decks, boat moorings, septic tanks, and water barrier walls.

(In The Existing Building) **SC:** The group was given a tour of the interior. Noted were several castings in forms for special orders. Most items were for “water issues”. Two (2) silos are located outside the building for cement mix (from Concord Sand and Gravel) and for fly ash or slag, a coal ash byproduct. Any excess is crushed and reused. One (1) silo is proposed for the new building at this time for pre-mixed cement.

Smith: A concern was raised about the wetlands and soil compaction. Smith asked what was used to keep the dust down in the yard and facility.

SC: Salt is used to minimize dust, not oil.

SC: The new building to the west of the yard will have an apron of gravel.

There is a safety issue with only having the smaller (existing) building (again stated).

To accommodate the movement of machinery there will be no second floor in the proposed building. The building will be “sprinkled” for fire safety. The floor will have radiant heat so workers will not be so chilled when product is removed via the large overhead doors during the winter season as they are presently with the existing facility.

(In The Yard) **SC:** The new building will have the same design as the existing one, just bigger. It will be six (6) feet taller and the roof will not be as steeply pitched. The overall dimensions will be 90 ft by 250 ft.

Water usage is presently about 2500 gal. per day. There is a well on site which is anticipated to provide enough water for the expansion.

Shea Concrete will be compliant with the EPA’s Stormwater Pollution Prevention Plan, known as SWPPP.

The Alteration of Terrain (AOT) permit will be upgraded for the project. Both of these are part of the state review process.

(Closer To Proposed Site) **MacKinnon** asked about fire cisterns.

SC: Will be sited on west side of building. The cistern will be two to three (2 – 3) feet higher than the existing one.

Dirt will be removed from the existing berm and be used for fill permit in the front of the lot (near Route 4).

Test pits for septic will be dug.

G: Question was asked about the height of the new building compared to the old building and silo for visualization.

SC: There will be a fire escape added to the side of the building per fire chief's request. (OLD OR NEW?)

A propane generator will be installed to ensure no disruption in operations if there is a power shortage.

The building will be designed for solar, similar to the plant in Amesbury (MA). There are no plans for installing solar at this time.

Lamb: Asked were there questions about the water runoff plan and storm events with regard to the wetlands.

SC: There will be a 50 Ft wide concrete pad surrounding the new building. There is approximately 160 Ft of wetland buffer (setback). By NH law, there shall be a 50-year storm management plan.

SC: There will be trees on the north side of the building to provide visual and noise buffering.

G: Proposed lighting? On all of the time? Maybe on a timer?

SC: There will be five (5) new poles. There are approximately two deliveries a day and in the winter the mornings are dark. The main pole in the yard will be replaced.

MacKinnon: These details can be discussed at a later time.

(Into The Woods, Site of Proposed Building) Noted were pins and poles and these were matched to details on the plans. Noted too was the berm we walked up to get into the woods and the land quickly sloped down several feet from there. The new building will be sited approximately four (4) feet higher than the yard when the berm is flattened.

The forest was young, grey birch and small mixed hardwoods with a few larger white pines.

Lamb: Inquired about the timing of the timber cut. It would be more favorable for wildlife to schedule from October to February after nesting and migration.

SC: Would like to have the cut done as soon as possible but still need permits from AOT and NH Heritage Bureau. It's already July, so it might take a while for those permits to be granted.

Lamb: Showed SC the NH F&G Wildlife Action Plan maps pointing out the "Highest Ranking Habitat" and "Supporting Landscape" areas. **Mary's question: where is the highest ranking area located. Will the new facility be in it?**

(Returned to Yard)

SC clarified that the new building would face the yard at the 90 Ft side and extend back 250 Ft.

Lamb: Asked about using "clean fill" so not to introduce invasive plants that would threaten the wetlands. SC stated that the only fill used would come from the existing site.

SC: Electricity will be brought to the new building via underground utilities.

MacKinnon asked if there were any more questions from the group. He suggested that SC plan an appointment with the Conservation Commission because of the proximity to the Little River watershed (a state Protected River) and it is a Project of Regional Impact. Demeritt indicated that the next meeting is scheduled for July 11, 2022. The Commission's review would be made available to the Board prior to the July 13, 2022, meeting with Shea Concrete.

The Site Walk was adjourned at 6:52 PM.

Respectfully submitted,

Susan P. Mooney, Secretary

These minutes were accepted as corrected at the meeting held on August 8, 2022.