

Nottingham Planning Board Site Walk

DATE: June 29, 2022

Official Minutes

Members Present: Ian MacKinnon, Vice Chair; Susan Mooney, Secretary; Charlene Andersen, SRPC Rep.

Members Absent: Eduard Viel, Chair; Gary Anderson, SRPC Rep; Sherry Sandler, Member; Robert “Buzz” Davies, Alternate; Ben Bartlett, BOS Ex-Officio Member; Sandra Jones, Alternate;

Alternate Seated and Voting: None

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

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

Call to Order at 5:29 PM by Mr. MacKinnon.

Public Site Walk

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.

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 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”.

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

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

39 This site has been owned for 20 years.

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

44 The new proposed building would be big enough to accommodate large equipment. The existing
45 building will be used for secondary operations, custom orders such as concrete decks, boat
46 moorings, septic tanks, and water barrier walls.

47

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

53 **Smith:** A concern was raised about the wetlands and soil compaction. What was used to keep the
54 dust down in the yard and facility.

55 **SC:** Salt was used to minimize dust, not oil.

56

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

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

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

63

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

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

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69 Shea Concrete will be compliant with the EPA SWPPP, Stormwater Management Program.

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

72

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

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

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

78 Test pits for septic will be dug.

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

81 **SC:** There will be a fire escape added to the side of the new building per fire chief's request.

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

84 The building will be designed for solar, similar to the plant in Amesbury (MA). No plans for
85 installing solar at this time.

86 **Lamb:** Asked were questions about the water runoff plan and storm events with regard to the
87 wetlands. **SC:** There will be a 50 Ft wide concrete pad surrounding the new building. There is
88 approximately 160 Ft of wetland buffer (setback). By NH law, there shall be a 50-year storm
89 management plan.

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

91 **G:** Proposed lighting? On all of the tome? Maybe on a timer?

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

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

95

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

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

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

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

105 **Lamb:** Showed **SC** the *NH F&G Wildlife Action Plan* maps pointing out the "Highest Ranking
106 Habitat" and "Supporting Landscape" areas.

107 (Returned to Yard) **SC** clarified that the new building would face the yard at the 90 Ft side and
108 extend back 250 Ft.

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

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

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

117

118 ***The Site Walk was adjourned at 6:52 PM.***

119