

Nottingham Zoning Board Meeting

6/21/2022

Approved 11/15/2022

1 **Call to Order**

2 **Members Present:** Chair Terry Bonser, Vice Chair Teresa Bascom, Kathy Mayo, Romeo
3 Danaïs, Bonnie Winona-MacKinnon

4 **Absent:** Alternate Raelene Shippee-Rice, Alternate Kevin Bassett

5 **Alternate Seated and Voting:** None

6 **Others:** Kevin Lemieux, Land Use Clerk; David Beati, BSC Group; George Saurman, Saurman
7 Construction

8 ***Mr. Bonser opened the meeting at 7:01 PM.***

9 Mr. Bonser read the rules of the Zoning Board hearings.

10

11 **Public Hearing:**

12 Mr. Bonser acknowledged that the same applicants are the same for the two hearings, but he will
13 open each case independently then vote on them individually. He further gave the applicants the
14 option to request a full five-member Zoning Board.

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16 ***Case# 22-003-VA: Application from BSC Group, on behalf of Concrete Products of***
17 ***Londonderry, requesting a Variance from Article II Section E.2.g of the Nottingham Zoning***
18 ***Ordinance to permit the building of a manufacturing facility that exceeds the 34-foot***
19 ***maximum building height Zoning Ordinance. The property is located at 160 Old Turnpike***
20 ***Road in Nottingham, NH and is identified as Tax Map 3 Lot 2.***

21

22 David Beati of BCS Group and George Saurman of Saurman Construction came forward to the
23 applicant's desk and introduced themselves as representatives for the Concrete Products of
24 Londonderry project.

25

26 Mr. Beati explained that the variance request is to construct a new building with a forty (40) foot
27 building height, that exceeds the thirty-four (34) foot maximum building height zoning
28 regulation.

29

30 Mr. Bonser asked what the height is for the current building in the property.

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32 Mr. Beati responded that it was approximately thirty-eight (38) feet; however, he was not sure.

33

34 Mr. Saurman said the silo attached to the new building will be the existing one, or if a new one is
35 installed, will be at the forty (40) foot height. He added that the roof pitch will be a low, slightly
36 pitched metal roof. The very tip of the building will be forty (40) feet. There will be a new 20-
37 ton crane used in the building and the building height is need for safe operation of the crane. The
38 building will primarily be constructed of steel.

39

40 Mr. Beati read the answers to the five criteria questions, for the variance request, from the
41 submitted application.

42 1. The new building will be of sufficient distance from the street and the abutters.

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2. The new building will be in an industrial zone. The current building restricts the needs of the applicant.
3. The interior crane equipment requires an overall building height of 40 feet.
4. The new building will be of sufficient distance from the abutters and will be well screened.
5. The current company equipment is older technology. The proposed facility will require additional headroom and ceiling height. The company operations is industrial within an industrial zone.

Mr. Bonser inquired if the property elevation will remain the same as the stakes currently in the ground at the site. Mr. Beati responded that the slab elevation proposed was due to the seasonal high-water table for that site. He wanted to ensure there was enough clearance for the stormwater preparations. The new slab will be approximately 6 feet higher than the current slab.

Mr. Bonser mentioned the soil looked good in the test pits. He asked where the applicants were with the Planning Board. Mr. Beati responded that there was a Regional Impact review that was in process and there is a peer review underway for the Stormwater Management Plan.

Mr. Bonser asked if the applicants had received the feedback from the town Fire Chief. Mr. Saurman replied that they did see the feedback and many of the items of concern are in the process of being addressed.

Mr. Danais asked what size of a cistern was requested by the Fire Chief. Mr. Beati responded that he did not know, however, his team is proposing a 30,000-gallon cistern. The cisterns would be four (4) individual tanks of 7500 gallons.

Mr. Saurman added that there is a small, one-story office space. An egress door will be added to the office space.

Ms. Winona-MacKinnon asked how the current building was allowed to be built over the current town regulations. Mr. Saurman said he did not know. The building was in existence when Shea Concrete purchased the property roughly 20 years ago.

Mr. Bonser closed Case# 22-003-VA and opened Case# 22-005-VA.

Case# 22-005-VA: Application from BSC Group, on behalf of Concrete Products of Londonderry, requesting a Variance from Article II Section E.2.a.2 of the Nottingham Zoning Ordinance to permit a concrete apron installed with a 50-foot setback from the property line where a 100-foot setback is required. The property is located at 160 Old Turnpike Road in Nottingham, NH and is identified as Tax Map 3 Lot 2.

Mr. Beati read the answers to the five criteria questions, for the variance request, from the submitted application.

1. The concrete apron will be of sufficient distance from the street and abutters.

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2. The building is industrial in nature in an industrial zone. The apron will be beneficial for drainage and Fire Department access.
3. The concrete apron is important to the engineering design to the site.
4. The concrete apron will be at a sufficient distance from abutters and well screened.
5. The current building has older technology. The concrete apron will improve drainage and Fire Department access. The apron will optimize the design of the building and the site.

Mr. Bonser asked if the size of the apron had changed since the application was submitted. Mr. Beati replied that the apron will be Sixty-two and a half feet (62.5 feet), different from the original fifty (50) foot proposed.

Mr. Bonser asked about storage outside the building. Mr. Saurman replied that storage will be on the West side of the building. He added that there are forms currently outside that will be moved to the inside.

Ms. Winona-MacKinnon inquired about the amount of water will be used for making the concrete. Mr. Saurman replied that there will be very little increase in water as the mix used for the concrete pre-cast does not use much. There will be minimal water used for cleaning the equipment.

Mr. Bonser asked about the planting of trees. Mr. Beati answered that privacy trees and fences will be installed. He added that screening in the winter is very thick.

Mrs. Bascom inquired about the size of the concrete pad and if it was in response to the Fire Department feedback. Mr. Saurman replied that the size of the concrete pad was to support the weight of both the fire trucks as well as onsite industrial equipment.

Ms. Winona-MacKinnon wondered if the Fire Department will need a longer ladder truck to accommodate the building height. Mr. Saurman responded that fire access was made to the roof from the adjacent silo to the satisfaction of the Fire Chief.

Mr. Danais asked about the products made by Shea Concrete. Mr. Saurman responded that they make over sixty (60) types of products including precast stairs, bulkhead entries, jersey barriers, septic tanks, among other products.

Ms. Mayo inquired about the current building. Mr. Saurman responded that the building will be used to the same capacity as it currently is being used. He added that they also plan to use the current building for specialty builds. He said the new building is just an expansion of its current business.

Mr. Bonser asked where the cisterns would be located. Mr. Beati said that he is waiting for the more feedback from the Fire Chief for exact cistern locations. He added that the cisterns will be located on the side of the building.

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Ms. Mayo asked how many employees did Shea Concrete employ. Mr. Beati said currently at the Nottingham location there is eight to ten employees. Mr. Saurman added that overall, there is 125-150 company employees.

Ms. Mayo inquired about the waste material. Mr. Saurman responded that it is hauled away off site. He added that there is very little waste due to the technology used for pouring the concrete.

Mr. Bonser closed Case# 22-005-VA for the public.

Mrs. Bascom wondered if the Board needed to make an approval conditional upon Fire Department approval of fire safety requirements.

Mrs. Bascom made the motion to approve Case# 22-003-VA with the condition that all additional fire safety criteria set forth by the Nottingham Fire Department must be met for approval. The motion was seconded by Mr. Danais. The motion was unanimously approved by a vote of 5-0.

Mrs. Bascom made the motion to approve Case# 22-005-VA. The motion was seconded by Mr. Danais. The motion was unanimously approved by a vote of 5-0.

Mr. Bonser stated that there is a thirty-day window for any appeals of the decisions.

Mrs. Bascom made the motion to approve the minutes of May 17, 2022. The motion was seconded by Mr. Danais. The motion was unanimously approved by a vote of 5-0.

Mrs. Bascom made the motion to adjourn. The motion was seconded by Mr. Danais. The motion was unanimously approved by a vote of 5-0.

The meeting was adjourned at 7:46 PM.