



Planning Board Meeting
Monday, November 24, 2008
Council Chambers, City Hall at 7:00 pm

Meeting Minutes
Approved 12/22/2008

Meeting called to order by Chair Grigsby at 7:00 PM

I. Roll Call

Present: Paul LaCasse, Alan Grigsby, Peter Guillette, Brian Rapp, Adam Burke, Erwin Caplan

Absent: Deborah Cutts, Richard Wahrlich, Lori Richardson

City Staff: Peter Dzewaltowski, Interim City Planner; Michelle Aiken, Boards & Commissions Coordinator; Ed Tinker, Interim Director of Planning & Development

Chair Grigsby advised that at the last meeting there was a discussion regarding having Mylar's list site specific conditions after the plans are approved and then recorded. This is something that should be done going forward to list site specific conditions so that these conditions can be tracked.

II. Review of Minutes

- Monday, November 10, 2008 public meeting minutes

Motion to: Approve the November 10, 2008 meeting minutes as amended.

Made by: Mr. Burke

Second by: Mr. Lacasse

Vote: Unanimous

III. New Business – Public Hearings

- **(PL2008-00023) Claremont Fiber, LLC, Ben Evans, CEO, 98 Plains Road, Claremont, NH** - Submits a Site Plan Application for the purpose of Constructing and Operating a Carbon Composite and Carbon Felt Manufacturing Facility, with a total production and storage area of 86,305 sq/ft, by utilizing the building previously used by Customized Structures which had a total building area of 86,305 sq/ft, **located at 98 Plains Road, Claremont, NH.** Tax Map: 105, Lot: 5, Zoning District: 1. Applicant's Agent: Wayne McCutcheon, 492 Washington Street, Claremont, NH 03743

Mr. Peter Dzewaltowski advised this application is for Site Plan review for the rehabilitation of the old Customized Structure Building on Plains Road for the 80,000 sqft manufacturing facility. Most of the changes being proposed are happening internal to the building, although there are some exterior changes. The changes to the exterior are the proposal of a propane tank on the exterior, there are also two emissions stacks that are 35' tall and one on the back side and one on the far rear of the building. These stacks are for emissions of the byproducts of baking/manufacturing of the product. These are the only exterior changes, existing lighting will remain, there are no sign proposals and there are no changes to the existing drainage patterns. One of the initial concerns was emissions, the State was contacted and we were advised that the applicant's emissions are below the threshold for State regulations. The estimated emissions based at the facility are the same as what they have in Leominster Mass. No air quality/emissions permit in NH is required. Still the manufacturing process produces an odorous smoke which may be mitigated by use of the proposed after burners. Mr. Dzewaltowski advised that because DES does not regulate the use of the afterburners, the board could put a condition that the afterburners operate during the operation of the facility. Chair Grigsby asked if there would be an afterburner for each of the stacks. Mr. Dzewaltowski advised that is the condition he would suggest.

Mr. Wayne McCutcheon advised of some other exterior changes that were not mentioned such as a couple of additional transformers for the electrical entrance, there are new poles that are larger than the previous poles to provide a larger amount of power. The 30,000 gallon propane tank is above ground, there are two cooling towers, one is on west side of

the building, and the other is on the inside of the “L” of the building. Mr. McCutcheon advised that driving by the site you wouldn’t notice the changes. There is a sign on the building Claremont Fiber LLC and it is conforming. All of the existing infrastructure is in place.

Mr. McCutcheon advised there are 20 parking spaces and along the building there is one handicapped space and three to the east. There are also 16 spaces on the southerly side of the building. The spaces are gravel so they cannot be lined but there is also an excess of 50 spaces on the other side. So there are about 70 parking spaces that are immediately available for the property. On the northern side of the property there is an area where there is a sea of parking if needed.

Mr. Alex Driessen president of Calx Environmental has been asked to evaluate Claremont Fiber’s emissions and see if it needs a permit and to discuss with the State how to best proceed. The kinds of the emissions that come from this operation are best described as wood smoke. He looked at various components, chemistries, and the emissions are not regulated by the State. Wood smoke does have an odor and they have learned that it’s best to just not have that. All the operating equipment that emits wood smoke type materials will have an interlocking afterburner that has to run when the equipment runs. The odors associated with this will be gone with the afterburner equipment; interlocking afterburners will be operational at all time.

Chair Grigsby asked how many employees will be employed at the facility. Mr. Driessen advised there will be approximately 70. Chair Grigsby asked if there will there be any air quality issues inside. Mr. Driessen advised that all the processes are all contained so they will not affect the air quality. Chair Grigsby asked if there are any hazardous chemicals. Mr. Driessen advised that there are very few, almost none. The prime stock is rayon, although this is in a lot of things, Rayon comes from wood and is a renewable material. He advised it is sort of like a smoldering wood stove and does not even get very hot.

Chair Grigsby asked if there is going to be anything transferred to the building (bringing in chemicals, etc). Mr. Driessen advised there will be a propane tank but no esoteric things. There is a water-based paint like coating that will act like an adhesive, which is burned off by the afterburners.

Mr. Rapp asked if there are any other hazardous materials other than the rayon. Mr. Driessen advised there are raw materials, lubricants; there are two smaller heat boilers, which have been there, a few drums of organic coatings, which is like a water based paint. Mr. Burke asked if there will be testing for air quality inside the plant. Mr. Driessen advised that OSHA requires that the air quality in the building be monitored and they will follow that safety program. The insurance company also does testing. It will be quite safe. Mr. Rapp asked what the difference is with their plant in Leominster. Mr. Driessen advised that the Leominster plant does not produce the felt which is a unique process, they do make the mandreal wood type cylinders. Mr. Driessen advised there and there has been a lot of testing that has been reviewed by DES.

Mr. LaCasse asked about the process. Mr. Driessen advised that it’s like wood, once its burning you see the black coal and you see the form. What you see is what makes up the cellulose of wood is gone and this is a heating process where everything but the carbon is removed, it is a controlled burning process in a way. Mr. LaCasse advised he is concerned with the fire safety. Mr. Driessen advised the entire operation is under an inner blanket of nitrogen and the long oven is tight and it has seals and there is always a little bit of nitrogen coming out. It is under a slight positive pressure of nitrogen and it is like a flame retardant.

Chair Grigsby asked if there are sprinklers in building. Mr. Driessen advised that there are sprinklers in the building but not in the processing part. Mr. LaCasse asked if there were roof ventilations. Mr. Driessen advised there is ventilation. Mr. Rapp asked if there is a holding tank for the nitrogen. Mr. Driessen advised there are two nitrogen generators and they have filters that separates oxygen and nitrogen which is stored compressed and used and then constantly replenished. Mr. Driessen advised there were no liquid nitrogen deliveries. Mr. LaCasse asked what the horse power of the cooling fans are. Mr. Driessen advised that they are very small, standard for an office building; he does not believe that noise would be an issue at all.

Mr. Ben Evans, President of Claremont Fiber, explained their manufacturing process. He advised the fiber is unrolled like a blanket and about 80% of the furnace is no different than your oven at home. The whole furnace is entirely sealed, there are two afterburners and it will instantly go into the afterburners, there are two, one is for standby if it breaks. The

afterburners emissions run at a minimum of 1500F, with oxygen present, the nitrogen incinerates it to nothing. Over a period of a couple of years you will see a small amount of ash, this will eliminate all of the smell and all of the smoke. Chair Grigsby asked if the wood will be bought locally. Mr. Evans advised that most of it comes from Rhode Island. Mr. Evans advised that he has been doing this all his life, everything that is used at the plant is used and the only thing that is going to leave this plant is going to be computer paper, everything they use is so valuable that it is recycled. They will be running 7 days a week and 24 hours a day. He advised that the process will take about 2 or 3 days to get the operation up to the correct temperature, and if they were to shut it down it would take about a whole day. Chair Grigsby asked when they were anticipating starting up. Mr. Evans advised as soon as they were given their approval here.

Mr. LaCasse asked if they would plant some trees upon the road. Mr. Evans said that they have already thought of that. They also have plans to put a foundation under the building and when they are ready to do that, they will come back. They feel that their building reflects what type of product they sell. They do not even let a crate go out of the building with a foot print on it.

Mr. Rapp asked about the nitrogen scrubber and where is the oxygen pumped out. Mr. Evans advised the people who designed it advised them that the exhaust goes into the building, which makes for a good atmosphere. Mr. Evans advised it produces 99.9% nitrogen. It will pay it back in a year and a half. When the water is hot enough to be cooled in the winter time they will run the heat back into the building.

Mr. Dzewaltowski commented on the discussion of trees and if they are asking for a landscaping plan. He advised that this would be substantive in nature and the applicant would need to come back for a compliance hearing to have it reviewed so the public would have the opportunity to comment.

Motion to: Accept the application as complete
Made by: Mr. Rapp **Second:** Mr. Guillette **Vote:** Unanimous

Open public hearing

Mr. Michael Satzow advised he is excited about having this business in Claremont; this is an ideal business. We feel that it is important to broadcast that this company found the value in our community without any enticement; they found value in the community and the building. The Claremont Development Authority would like to and speak with the board at some point regarding emission standards. They feel that this may inhibit the development of some of their properties. Otherwise they are very excited and he has heard that some people feel this is Claremont's Hypertherm. Mr. McCutcheon advised that there is not a landscaping plan although their plan is to plant white pines that will screen the facility.

Closed public hearing

Chair Grigsby would like to rely on their being good citizens to have them come back for the plantings. Chair Grigsby asked where the dumpsters are located. Mr. Evans advised the dumpster is located at almost the furthest part of the road. Mr. LaCasse would like some screening so you cannot see it from the street. Mr. Dzewaltowski advised that they should have site specific conditions that can be listed on the plan.

Mr. LaCasse would like to have something in the motion advising the plantings will be there at the discretion of the applicant. Mr. Dzewaltowski advised that this would still require the applicant to come back for a compliance hearing. Chair Grigsby advised that he was against requiring them to come back and would be against having that in the motion. He feels that anything they do will be an improvement.

Mr. Dzewaltowski advised there is a fire hydrant surrounded by 2 bollards and there is one that is bent and should be repaired. Mr. McCutcheon advised they will fix it. Mr. Guillette did not feel that it needs to be a condition he is confident they will repair it.

Motion to: approve the plan for Claremont Fiber LLC and to include two specific conditions. #1 afterburners will always be in operation during the manufacturing process to avoid smoke and odor and #2 that dumpsters are screened in and the condition to be included on the Mylar
Made by: Mr. Guillette **Second:** Mr. Burke **Vote:** Unanimous

- **(PL2008-00024) Green Acres Trust, Peter Neshe and Joyce Griffith Trustees, 23 Foisy Hill Road, Claremont, NH** - Seeks Approval for Minor Subdivision and Lot Annexation on **23 Foisy Hill Road**, Tax Map: 98, Lot: 1 and Tax Map: 85, Lot: 14, Zoning District RR and Zoning District AR. Applicant's Agent: Wayne McCutcheon, 492 Washington Street, Claremont, NH 03743.

Mr. Dzewaltowski advised that this is taking a portion of one lot of record and adding it to another existing lot of record. In essence there is a piece of land tax map 85-14 which is the large parcel which will be taking off 3 acres that is annexed to tax map 98-1. They are creating one larger and one smaller, everything is conforming now and it will be conforming when it's complete. They are subdividing and annexing.

Chair Grigsby asked why the subdivision plan shows a break in Green Mtn Road. Mr. McCutcheon advised that they do not own that frontage, there is a break in the frontage that they own up to Green Mtn Rd that is like a pan handle, 50' width. That piece is actually owned by his daughter so it is irrelevant. They surveyed the property and it is not part of the ownership of this plan, the configuration is caused by previous annexations and subdivisions. Chair Grigsby advised there is a right of way between the Brockson's and Macneil's. Mr. McCutcheon advised they have kept that right of way so they have frontage, there would be no need to come in there anyway.

Motion to: Accept the plan as complete
Made by: Mr. Guillette **Second:** Mr. Burke **Vote:** Unanimous

Open public hearing- No Abutters Present
Closed public hearing

Mr. Rapp pointed out that on the survey it shows Green Mtn Road and the name of the road is Foisey Hill Road. Mr. McCutcheon advised that he can change that on the plan.

Motion to: Approve the application with the standard conditions and change/correct Green Mtn Road to Foisey Hill Road on the plan
Made by: Mr. Rapp **Second:** Mr. Guillette **Vote:** Unanimous

Motion to: Cancel the December 8, 2008 meeting due to lack of items on the agenda
Made by: Mr. LaCasse **Second:** Mr. Caplan **Vote:** Unanimous

Chair Grigsby advised that his term expires at the end of March and he is going to retire, he has been on for 7 years. He has worked with some wonderful people in City Government. He has also been on the Open Space Committee for 2 years. He is also chairman/secretary for the Transportation Committee for the Master Plan. There is a MPAC meeting Thursday December 4th in the Teal Lantern room. The process is moving forward and there should be an update after the December 4th meeting. He feels it's safe to say all the committees are in the beginning phases of the chapters.

IV. Correspondence

- **Notice of Decision: Blanc and Bailey Construction, Site Plan at 451 East Green Mountain Road.**
- **Notice of Decision: Ray and Eunice Roy – Subdivision on Winter Street.**
- **Notice of Decision: ML120-72 LLC, Kevin Lacasse –Site Plan at 51 Pleasant Street.**

V. Adjournment

Motion to: Adjourn
Made by: Mr. Guillette **Second:** Mr. Rapp **Vote:** Unanimous
Meeting Adjourned at: 8:02 PM
Respectfully Submitted,
Michelle Aiken, Boards & Commissions Coordinator