



Planning Board Meeting
Monday, September 23, 2013
Council Chambers, City Hall at 7:00 pm

MINUTES
Approved October 14 2013

I. Roll Call

Present: Peter Guillette, Richard Wahrlich, Rusty Fowler, Bruce Kolenda, Victor Bergeron, William Greenrose, James Neilsen IV, James Short (alt)

City Staff: Michael McCrory, Interim City Planner; Danielle Coolidge, Minute Taker

II. Review of Minutes September 9, 2013

Motion: to approve the minutes from the September 9, 2013 meeting

Made By: Mr. Short **Second:** Mr. Kolenda **Vote:** Unanimous

III. Old Business

[Moved to next meeting of the planning board]

- **Zoning Updates** - Review of corrections to the recently adopted City Center Project zoning amendments.
- **Draft Site Plan Regulations** - Discussion of draft amendments to the Site Plan Regulations.

IV. New Business

- **(PB2013-00010) APC Paper Company, Claremont, NH** – Applicant seeks Site Plan approval for the construction of a compressed natural gas unloading site and pipeline.
Property Location: 131, 146-148 Sullivan Street, Claremont, NH, Tax Map/Lot 119-235, 119-233, 119-234, 119-237 Zone I-2.

Motion: to accept application as complete.

Made By: Mr. Kolenda **Second:** Mr. Greenrose **Vote:** Unanimous

The applicant proposes a compressed natural gas facility as an energy source at the principal APC Paper Company building at 129 Sullivan Street. Compressed natural gas facilities, as indicated on the Site Plan, requires the fuel to be delivered by tractor-trailer where the trailers containing the fuel will be parked to off-load the gas, process it on-site (identified as the hydronic skid and pressure reduction skid), then piped underground to 129 Sullivan Street. Other site improvements will include a new driveway access to Sullivan Street and overhead electrical power supply.

The applicant plans to purchase the adjacent property, 150 Sullivan Street (Map 119, Lot 233), and merge that lot with the site where the facility will be located at 132 Sullivan Street (Map 119, Lot 234). The applicant has not indicated the future use of the existing building at 152 Sullivan Street.

Open Public Hearing

No abutter's present.

A representative from APC Paper Company was present to discuss the application for Site Plan approval. The economic and environmental advantages of using natural gas were discussed.

Gerry Myers, Vice President of Operations and Safety for NG Advantage, presented a slide show presentation discussing the company, how it works, operations, and safety concerns.

Mr. Greenrose asked about federal regulation requirements and future changes in federal regulation.

Mr. Myers stated that NG Advantage is not held to federal regulations but operates according to other federal regulations in similar industries.

Mr. Bergeron asked about automatic shut-offs from trailers and their locations.

Mr. Myers discussed the safety of the NG Advantage trailers and the automatic shut-off system.

Mr. Fowler questioned if the 8 foot fencing would be tall enough for safety concerns.

Mr. Myers stated that 8 foot fencing is the standard across multiple similar industries and that NG Advantage would not be opposed to making the fence taller.

The intended delivery route was discussed. The APC Paper Company representative stated that the delivery route was flexible and would depend on the Fire Chief's preference.

The number of trailers that would be onsite at any given time was discussed.

Mr. Guillette asked about the land requirements at 150 and 132 Sullivan Street.

Delivery of the trailers during a snow storm was discussed. APC Paper Company stated that they would always have number six fuel oil on location for a backup fuel source.

Rick Bergeron, Claremont's Fire Chief, stated that compressed natural gas is less hazardous than propane. His main concern is the close proximity of the trailers to Bluff Elementary School. The Fire Chief stated that he is working closely with NG Advantage and APC Paper Company to address any safety concerns.

Mr. Bergeron asked the Fire Chief if there is equipment available to detect leaks from the system.

The Fire Chief stated that he would like to eliminate the human element from the detection process if possible.

Mr. Greenrose asked about the safety of the trailers in the event of a motor vehicle accident.

The Fire Chief stated that the trailers meet the Department of Transportation and the Department of Transportation Highway standards.

The board discussed concerns about the public's perception concerning the safety of compressed natural gas.

Close Public Hearing

Motion: to approve the application for Site Plan approval for the construction of a compressed natural gas unloading site and pipeline with the following conditions: Conditions Subsequent (1)The applicant shall obtain and receive approval for all necessary permits as determined by the Local, State, and Federal governments, (2) The applicant shall obtain and receive approval for all necessary permits as determined by the City of Claremont Planning and Development Department, (3) Prior to issuance of a Certificate of Occupancy, the owner/applicant shall notify the Zoning Administrator and Building Inspector that the project is ready for final inspection. Completion of the project shall be in substantial compliance with the plans submitted for review and all conditions of approval, (4)Site Plans are valid for two (2) years from the date of approval. If a certificate of occupancy has not been issued before the two-year deadline, the site plan is no longer valid and must be recertified through the Planning Board, and (5) Two (2) mylars in a form suitable for recording at the Sullivan county Registry of Deeds must be provided. Site Specific Conditions of Approval (1) All building permits applied for from the Planning and Development Department will be reviewed under the Building/Fire Codes in place at time of application regardless of the date of this approval, (2) The two parcels at 150 Sullivan Street (Map 119, Lot 233) and 132 Sullivan Street (Map 119, Lot 234) shall be voluntarily merged by the applicant. Failure to merge these two parcels will void this Site Plan Approval, (3) The applicant shall notify the Planning and Development Department of its plans for the building at 150 Sullivan Street to determine if an amended site plan will be required for the proposed use, (4) The applicant shall work with the Claremont Fire Department and include all facility safeguards as required. The applicant shall prepare safety plans and protocols, including an Emergency Action Plan, in coordination with the Fire Department, (5) Design and construction of the compressed natural gas road crossing shall be approved by the Claremont Department of Public Works. The applicant shall obtain a license from the Claremont City Council for said road crossing, and (6) The applicant shall obtain a driveway permit from the Claremont Department of Public works for the proposed new driveway access.

Made By: Mr. Greenrose **Second:** Mr. Bergeron **Vote:** Unanimous

V. Other

Safety concerns about the intersection at Bowen Street and Washington Street were discussed. Mr. Fowler stated that it would be safer and could reduce motor vehicle accidents if "Jersey barriers" replaced the current barriers in front of the Verizon building.

Mr. McCrory stated that there is a plan underway to fix the problems at the Bowen Street and Washington Street intersection, but the plans would not be implemented before winter.

VI. Adjournment

Motion: to Adjourn

Made By: Mr. Fowler **Second:** Mr. Short **Vote:** Unanimous

Meeting adjourned at 8:22 PM
Minutes Respectfully Submitted by Danielle Coolidge