

MARSHFIELD DEVELOPMENT REVIEW BOARD

Meeting Minutes • Thursday, June 9, 2011 • 7:00 p.m., Old School House Common

DRAFT

Parker Nichols & Mimi Arnstein (Landowners) and All Seasons Urethane Foam, LLP (Applicants), proposal to build a new commercial structure on a new lot, sharing access with 4212 U.S. Route 2:

DRB members present: Dina-Bookmyer-Baker, Paul Brierre, and Vince Feeney. Others present: Joe Foss and Johnathan Matthew (Applicants), and Tammy Kroll (adjoining landowner). (ZA Bob Light not present.)

At 7:15 p.m., with a quorum present, Chair Paul Brierre opened the hearing, introduced the DRB members, and explained the review process. All parties intending to testify were sworn in. Applicants served proper notice to their abutters.

Applicants described the project:

Building:

- Size: 60'x60' building, 12' tall, with 4-pitch truss roof. Did not submit elevations drawings, but propose a wooden frame building with metal siding, probably vertical, of a neutral color, like tan.
- Function: In which to store materials and equipment. Work isn't done in the building; the work (installing urethane foam insulation) is done at the client site.
- Will house the following: 4 enclosed trailers, 4 pick-up trucks, product, and equipment (e.g., fork-lift).
- Store the material in 55-gallon drums. Material is non-toxic, non-flammable, no hazmat, no special shipping, no odors, no noise.
- Loading dock proposed, drive-through, covered.
- Heating: probably by pellet boiler, maybe electric, not sure yet which fuel. Will insulate the building.
- Outside lighting: Haven't had any outside lighting up until now (have been operating out of Johnathan's house in Plainfield). But will likely light the loading dock, to use during winter, when it gets dark early. Light will be building-mounted, motion-activated, flood light.
- Sign: Don't intend to have one; don't need one, as clients don't come to the building, just employees.

Operations:

- Have 5-6 employees, usually have 3 full-time crews (2 people each), max 8 people, each will probably drive own vehicle.
- Crew arrives around 6:30 a.m., loads trailers, and drives the truck-trailers to client sites.
- Crew returns around 3:30-4 p.m. and unpacks the materials.
- The times vary, sometimes might return as late as 8 p.m., but that's unusual.
- Trailer deliveries (of product, raw materials) occur roughly once per month.

- Move the drums with a fork-lift inside the building, and move with a hand-truck to the trailer. In 10 years of operations have never had a spill.
- A building permit from labor and industry is not required because is not a public building, is just for employees.
- Casella will pick up the waste.

Site Plan:

- Lot: 4.62 acres. No development is planned for the meadow, which becomes forest.
- Parking: Have space for 8 vehicles. Employees will swap their vehicle for truck. Have 2-3 trucks.
- The trailer with the hitch is 20' to 24' long, and 55-foot long with the truck.
- Driveway: Along the side of the building, 14' wide. Will pave driveway and parking with Bickford stay-matt crushed stone.
- Water/wastewater: has been designed for a 3-bedroom house, which they will amend to down-grade the capacity.
- Impact minimum.

At 8:02 p.m., Paul moved to recess testimony; Vince 2nd; all in favor, motion carried: 3-0. The DRB will issue a written decision within 45 days.

At 8:05 p.m. DRB entered closed session to deliberate the application.

At 9:09 p.m. DRB came out of deliberative session. Motion to to approve Site Plan and Conditional Use with the following conditions:

- 1) Lighting: 1 on loading dock, downward facing, motion
- 2) Provide parking: 4 for employees, 4 for company vehicles, and must not interfere with tractor-trailer deliveries
- 3) Define hours, no outdoor storage, store chemicals/products safely.

Made: Paul, 2nd: Vince. All were in favor. Motion carried: 3-0. (Paul will write the decision.)

At 9:16 p.m. closed hearing.

*Respectfully submitted,
Dina Bookmyer-Baker*