MEMBERS PRESENT: Chairman Michelle Jackson, Vice-Chair George Helwig, Mike Curley, Bob Sharon and Sandy Plessner

OTHERS PRESENT: Peter Masterson, Ed Hamilton, Donna Thompson Hamilton, Bill Norton, Carolyn Stoddard, Florian Duvoisin, Peter Walker, James Barney and Joe Plessner

AGENDA:

6:30 PM Call to order Minutes of April 12, 2005 Correspondence Any other business

6:35 PM Case #05-09-Site Plan Review for Innovative Paper Technologies. Applicant proposes to expand existing manufacturing building to accommodate new production equipment. Property is located at 1 Paper Trail, Tilton, NH 03276. Tax Map R-22 Lot 73 located in the Industrial District.

7:00 PM Meeting scheduled with Pete Walker of VHB to discuss details of sampling plan for Konover project.

Work on Master Plan draft and proposed new zoning district. (time permitting)
MEETING:
6:30 PM       Call to order. Chairman Jackson asked if the members had read the
minutes of April 12, 2005. A correction was added to page 6 so the sentence now reads, “Chairman Jackson wondered whether or not the water from the french drains had been added to the calculations for the storm water and was told that it had not been.” George Helwig made a motion to approve the minutes with the correction. Bob Sharon seconded the motion. No further discussion. All voted in favor.

CORRESPONDENCE:


2.                Standard Dredge and Fill application for Domenic Canzano.


4.                Land Use Office letter dated April 20, 2005 sent to Mr. Florian Duvoisin concerning seeing the Planning Board conceptually.

5.                Land Use Office letter dated April 18, 2005 to Mr. John Barnard concerning items required for a compliance hearing.

6.                NHDES Site Specific permit #050125-01 for Lochmere Meadows Development.

6:35 PM       Case #05-09 for a site plan for International Paper Technologies. Hearing no disqualifications, Chairman Jackson told the Board she had found the application to be substantially complete and asked for a motion. Sandy Plessner made a motion to accept the application. George Helwig seconded the motion. No further discussion. All voted in favor.

              Peter Masterson, representing International Paper Technologies, told the Board they had purchased a new
piece of equipment and needed more room for the equipment so they were proposing a 48 foot extension in the width of a current building. Mr. Masterson stated they were not removing any trees, no additional fill, and there would be no emissions from the plant associated with the new equipment. Mr. Masterson stated everything about the proposed addition would match the lines of the existing building and the only change would be to the width of the building. The proposed change would not be visible from the street. Mr. Masterson added the construction would be done during the daytime.

Mr. Masterson stated the new equipment was a type of press that was steam heated with no chemicals used in the process. Mr. Masterson continued by saying the product they would be making was an inorganic paper insulation made from clay and solid polyester fibers.

Chairman Jackson asked what the lot coverage would be and Mr. Masterson stated he did not know but could find out.

Bob Sharon asked if the press generated any noise and was told it did not.

Chairman Jackson asked what was in the location at the present time and was told it was dirt.

Chairman Jackson asked if Mr. Masterson had spoken to the Fire Department yet and was told they had and that the Fire Department had actually been at the plant doing some training. Mr. Masterson added Capital Fire would be doing the sprinkler protection in the proposed addition.

Bob Sharon asked about the steam and was told they were using the same steam lines that were hooked up to equipment that had been removed.

George Helwig asked how the steam was fired and was told it was oil.

Chairman Jackson asked if the oil was existing and was told it was.
Donna Hamilton stated she understood from what had been said that there would be no chemicals, no runoff, no additional noise and no additional traffic. Mr. Masterson stated that was correct and added that no additional people were being hired so there would not be any additional traffic during the day.

Ms. Hamilton asked if they would be disturbing any of the asbestos pits and Mr. Masterson stated there were none on the International Paper site; that the pits were on the property sold to a developer. When asked if International Paper owned any property with asbestos on it, Mr. Masterson stated they did not.

Mr. Hamilton asked how they would know if, while digging for the foundation, asbestos wouldn’t come up. Mr. Masterson stated the State of N.H. had already identified all of the areas that contained asbestos and all of those areas were on the other property. Mr. Hamilton stated there might be areas of asbestos not previously found that could be discovered during construction. Chairman Jackson explained the law required them to notify the State if anything were encountered and Mr. Masterson agreed. Mr. Hamilton asked if any testing had been done and Mr. Masterson stated it really wasn’t anything that could be tested for until one would begin digging in the ground.

Mr. Hamilton asked if the Town would monitor for asbestos and Chairman Jackson explained the Town would not but the State DES might. Chairman Jackson stated again that the State of NH required notification of any contamination.

Ms. Hamilton asked about the water runoff from the press and was told the excess water went into the settling ponds on the site. Mr. Masterson continued by saying the water would percolate down through the sand, which further cleaned the water of anything that might be there and then the water eventually ended up back in the river where it originally came from. Chairman Jackson asked if there were any contaminants in the press
process and was told there was not.

Ms. Hamilton wondered about the land with the asbestos on it and asked if the developers would have to remove the asbestos before they could develop the land. Chairman Jackson stated the owners would not have to remove the asbestos as long as they did not work in the areas where the asbestos was buried. Chairman Jackson continued by saying the owners had a closure from the DES and EPA on the asbestos pits which put a use restriction on those portions of the property. Chairman Jackson added the areas had been capped and landfilled.

Mr. Masterson told the Hamiltons he would show them around the plant if they were interested.

6:50 PM Close to public comment.

Bob Sharon asked if the addition would be on a cement slab and was told it would be and would have 3 foot footings.

Hearing no further discussion, Chairman Jackson made a motion to approve the site plan with the following conditions.

1. Height of building expansion to be added to the plan

2. Lot coverage to be added to the plan.

3. Expansion to be compliant with State Fire Codes.

4. If contaminants are found during excavation, it will be reported as per State law.

George Helwig seconded the motion. No further discussion. All voted in favor of the site plan approval.

Florian Duvoisin spoke briefly with the Board concerning the possible further subdivision of his property on Autumn Drive. Mr. Duvoisin explained what he was proposing. There was a general discussion of what the subdivision and zoning regulations required. Board members told Mr. Duvoisin what he was proposing for the
most part was feasible and stated an engineer would have to draw up the plans. Mr. Duvoisin was reminded wetlands could not be counted when determining the minimum lot size.

7:08 PM Work on a storm water sampling plan for the Konover project with Pete Walker.

Chairman Jackson began by reading comments received from the Conservation Commission members regarding sampling procedures. Suggestions had included the frequency of samplings and locations.

Mr. Walker and the Board went through the sampling plan and discussed the suggestions sent to Mr. Walker and the adjustments he had made to the plan to accommodate the changes he had received.

The discussion resulted in the following sampling plan for the Konover project.

WATER QUALITY MONITORING PLAN

Introduction

Konover Development Corporation (Konover) proposes to construct a retail development on a site located at 85 and 99 East Main Street (US Route 3/NH 11) and 3 Grant Street in Tilton, New Hampshire, located to the west of Interstate 93 at Exit 20 (Figure 1). The overall purpose of the project is to develop a use for the property that is consistent with its current zoning designation (commercial), and with the existing commercial use of adjacent properties. Development of the parcel will require conversion of approximately 30 acres of forest and grassland to impervious surfaces. The site design by TF Moran incorporates a stormwater management system that will prevent any increase in runoff and meet state criteria for stormwater treatment.

Vanasse Hangen Brustlin, Inc. (VHB) has developed the following water quality monitoring plan to document the ability of the proposed stormwater management system to attenuate pollution contained in stormwater runoff. This plan has been prepared at the request of the Town of
Tilton’s Conservation Commission, Zoning Board of Adjustment (ZBA), and Planning Board.

Most significantly, the Planning Board approved the project Site Plan in their Notice of Decision dated September 29, 2004 which contained conditions requiring:

“33. Periodic sampling of storm water discharge if not required by NPDES permit; frequency to be determined by the Planning Board.”

The site plan approval also required that the project comply with conditions and recommendations of the ZBA and Conservation Commission. The ZBA, in its Notice of Decision dated August 17, 2004, required that Konover comply with “…the Tilton Conservation Commission Letter dated May 25, 2004 regarding approval of the Special Exception request with conditions.“

The Conservation Commission supported Konover’s request for a special exception with the recommendation that,

“…there be an impact study of water runoff from the site to final discharge into the Winnipesaukee River.”

This plan is therefore designed to detect any changes in water quality during and after construction of the proposed retail development. The focus of this plan is to determine the development’s impact on water quality discharged from the site into the Winnipesaukee River. The Tilton Planning Board may request amendments to the frequency, location or duration of the sampling under certain conditions:

1. If sampling detects impacts to the river above applicable NH Surface Water Quality Standards, or
2. If the use of the site changes such that a new facility is sited that is required to register as a generator of hazardous wastes under the Resource Conservation and Recovery Act.

The methodologies below may therefore be modified if one or both of these circumstances should occur. Additionally, this plan may be modified during subsequent
site plan review for any other lot in the Konover Development.

**WATER QUALITY SAMPLING PROCEDURE**

The following outlines the sampling locations and procedures that will be used during this monitoring program.

**SAMPLING STATIONS**

Pre-construction, construction, and post construction water quality monitoring will be included in this sampling plan to measure the effects of the development on waters discharged from the site. The nature of this development project restricts the ability to sample all the same stations from start to finish of the sampling period. That is, the land will be modified such that sampling stations prior to development will be altered during and following construction completion. Also, an associated NH Department of Transportation road widening of East Main Street may change the location of drainage infrastructure leading off the site. Therefore, some flexibility of sampling stations will be required during the monitoring plan to account for the project’s progression.

Throughout the entire sampling period, five sampling stations (SS) will remain constant (Figure 2):

SS-1 will be located in the small pond on the southeastern portion of the property.

SS-2 will be at the outlet of the NHDOT detention basin, located along the southwestern portion of the project site. Again, this site may shift once East Main Street is widened, but SS-2 will remain at the detentions basin’s outlet (whether the basin is relocated or not).

SS-3 will be located along the northern shore of the Winnipesaukee River, at a location where drainage from the site and roadway catch basins discharge to the river via a 16-inch corrugated steel pipe. Samples will be taken at the pipe.

SS-4 will be located along the northern shore of the
Winnipesauke River, approximately 25 feet upstream of SS-3 and approximately 10 feet from the shoreline.

SS-5 will be located along the northern shore of the Winnipesauke River, approximately 25 feet upstream of SS-3 and approximately 10 feet from the shoreline. Following construction completion, a sixth sampling station will be added to characterize the quality of water discharging directly from the development’s detention basins:

SS-6 will be located at Drain Manhole 26 (DMH 26), just west of the western proposed restaurant (Parcel 1).

These sampling sites will be confirmed through consultations with the Planning Board and the Conservation Commission.

**WATER QUALITY SAMPLING PROTOCOL**

**SAMPLING SCHEDULE**

The water quality stations detailed above will be sampled prior to construction, during construction, and for a period of two years following construction completion. The sampling schedule will be modified only by the approval of the Planning Board. Justification for an adjustment to the sampling schedule’s frequency of sampling events and duration beyond two years following construction will include a substantial change in water quality or a major change in the site’s configuration or use. Regardless, the water quality monitoring program will be funded completely by Konover.

All water sampling will be conducted by environmental scientists from Vanasse Hangen Brustlin, Inc. (VHB). During construction, sampling will occur at least once per week basic sampling analytes including turbidity. For long term monitoring (following construction), the sampling schedule will be quarterly, with one sampling event between January and March, April and June, July and September, and October and December. Water sampling will only be taken during a storm event of 0.5 inches of precipitation or greater. Attempts will be made to sample
within the first four hours of the storm and again approximately 24 hours following the end of the storm so as to sample the rising limb of the hydrograph and its recession.

**SAMPLE COLLECTION METHODS**

Sampling bottles prepared by a certified testing laboratory will be stored at VHB for use as needed. Sample collection methods will comply with the following:

Each station will be sampled in triplicate (i.e., three samples minimum) so as to provide quality control. Where possible, take all samples below the water surface so as not to include any surface slicks (note if a sample is taken at the water’s surface, and note any observed surface water slicks during sampling at all sites).

Notwithstanding the above guidance, surface slicks located within the Winnipesaukee River (SS-3, SS-4, SS-5) **shall** be sampled in addition to any other required samples normally collected. These samples shall be clearly labeled as representing the slick condition.

Take samples from 0 to 1 meter below the water’s surface. Deploy and retrieve sampling equipment in the closed position. Open or uncap the sampler only at the sampling depth.

For each sampling event, sample the control/least oiled areas first, then more contaminated areas.

Clear surface slicks prior to deploying samplers. Be careful not to disperse any surface slicks into the water column, if present.

The sampler shall position themselves downstream of the sampling point and will collect samples in a sequence from downstream to upstream so as to avoid influencing the samples by disturbing bottom sediments.

Sample labeling and qualitative data collection methodology will comply with the following:

Each bottle will be clearly marked with the
sampling station, analysis parameter, and date on a waterproof label. At the time of sampling, physical data of the sampling stations will be recorded during each sampling event and will include date, time of day, water temperature, water depth, volume of sample obtained, the presence of odors, colors, floating matter, foam, and solids, among other observations. A Chain of Custody Record will be prepared for each sample and will accompany each set of water samples to the testing laboratory.

Sample preservation and holding time will comply with the following: Sample containers will be placed immediately into an ice filled cooler or refrigerator until analyzed (At or below 4°C, do not freeze).

Samples will be tested within 48 hours of sampling by an accredited laboratory.

If surface slicks are observed in on-site drainage basins or swales, this shall be called to the attention of the site owner for maintenance and/or remedial action as necessary.

ANALYTES

Based on guidance under the National Pollution Discharge Elimination System, water quality monitoring samples will be analyzed for the following:

Total Suspended Solids (TSS, tested via EPA 160.2)

pH (field meter)

Turbidity (tested via EPA 180.1 or by EPA-approved hand held turbidity meter)

Total Petroleum Hydrocarbons (tested via EPA 8100)

Total Phosphate (tested via EPA 356.2)

Once the proposed retail facility is opened, the following test will be added to the suite of analytes: VOCs (tested vial 8260B NH Petrol & Haz. Waste)
Testing will be conducted by a US EPA and DES certified laboratory.

**REPORTING**

Test results will be provided to the Tilton Conservation Commission within four weeks of the sampling date. Test results will be provided with detection limits used for each constituent, current water quality standards, and a brief analysis of the results in a letter report form.

After a brief discussion to make sure everyone was agreeable to the changes discussed, Chairman Jackson made a motion to approve the water quality monitoring plan as presented by Konover pursuant to condition #9 of the notice of final site plan approval dated 4/13/05 with revisions requested by the Planning Board on April 26, 2005.

George Helwig seconded the motion. No further discussion. All voted in favor of the monitoring plan.

There was a brief discussion concerning the natural resources inventory that VHB was working on for the Town of Tilton. Mr. Walker described what they were doing. Board members felt this had been needed for a long time.

Discussion turned to hiring an engineer oversee the Konover development and what would be required. Board members agreed site development less the buildings would be required. Ms. Plessner will contact Vollmer for an estimate to do the job.

8:30 PM Meeting adjourned.

Minutes prepared by,
Sandy Plessner