

Conservation Commission

Wednesday, March 1, 2006
Corner Meeting House
Belmont, New Hampshire

Members Present: Chairman K. Knowlton, M. Lewandoski, W. Peterson, B. Watterson, N. Wederski and D. Naiva.
Alternates Present: M. McLetchie and S. Rolfe.
Alternates Absent: G. Wells-Kay (u).
Staff: C. Daigle and E. Murphy.

The chairman opened the meeting at 7:03p.m. and appointed M. McLetchie as a voting member for tonight's meeting.

BOARD'S ACTION-MINUTES:

MOTION: On a motion by W. Peterson, seconded by N. Wederski, it was voted to approve the minutes of the February 1, 2006 meeting as written. (7-0)

On a motion by N. Wederski, seconded by W. Peterson, it was voted to approve the minutes of the February 14, 2006 meeting as written. (7-0)

On a motion by D. Naiva, seconded by W. Peterson, it was voted to approve the minutes of the February 21, 2006 meeting as written. (7-0)

BROX ASPHALT PAVING PLANT TAX LOT 235-038 & 235-039:

Mr. Jim Tarr, Applied Geosystems, explained he has done a technical analysis review of the Brox Industries Hot Mix Asphalt Facility site plan application. He reviewed several documents that were part of the plan and he will point out what they found and any inadequacies in the application so Brox can make the changes and move forward with the application.

Mr. Tarr used the USGS map to show the aquifer. He stated that the largest aquifer in Belmont is in the Gardeners Grove area. He pointed out the well heads in the area of the asphalt plant, the ones in the Tilton/Northfield area, the Tioga River and Gardeners Grove areas. He explained that this shows that the application falls within the well head protection area.

He stated that in general no discrepancies existed but a few issues need to be addressed and some information is lacking. He stated that the Winnepesaukee River is northwest not northeast. The report states that the Winnepesaukee River is the closest navigable water from the site but actually the Tioga River is. The Tioga River is 1,200' from the site and the Winnepesaukee River is 4,000'. This is important because of the public water supply that abuts the Tioga River to the south of the site and the potential for contamination to enter the groundwater. Additional containment to prevent spillage or leakage is required. Transfer operations should be restricted to this containment area.

Mr. Tarr stated that the applicants are following Best Management Practices for fueling and maintenance of excavation earthmoving equipment but there is no mention of roof covering the containment area to keep the precipitation out of the containers. They need to amend the plans to show this area.

He stated that there is a laboratory on site but there is no description of it or what it is used for, what chemicals will be stored and used or the nature of any hazardous wastes that may be part of its operation. There are also two soap racks on the plans and there is no description of what they are used for, what chemicals will be stored and used or what hazardous waste may be generated from its operation. Any washing of vehicles should be conducted either off-site or over a controlled and contained area to prevent contamination washing into the environment.

Mr. Tarr stated that there have been numerous cases of accidental overflow from petroleum products in New Hampshire therefore they recommend that a spill containment system be installed and that transfer operations of fuel exclusively take place within the area. There should be a dedicated area where petroleum products are transferred on site.

Mr. Tarr's recommendation is to amend the site plan to address these issues so they can proceed with the application.

B. Watterson wanted to know what kinds of liquids they would have on site. Mr. Erik Stevenson, a representative from Brox, stated that it is liquid asphalt and petroleum products. Mr. Tarr stated that the mobile and portable equipment needs more explanation and should be over an impervious container to prevent spillage into the environment.

Mr. Tarr stated that Applied Geosystems recommends that a number of monitor wells should be located on and around the facility to monitor groundwater quality and determine a base line prior to the start of the operation. They recommend that the monitor wells be sampled on a tri-annual basis for quality control purposes.

C. Daigle stated that she appreciated Mr. Tarr and representatives from Brox Industries for coming tonight. She stated that the Commission is looking at a report that Brox Industries hasn't had a chance to respond to. The presentation tonight was to give the Conservation Commission insight on what goes into a report and an application. A lot of the items will be addressed.

K. Knowlton stated he appreciated the presentation because he has been confronted by citizens wanting to know what the Conservation Commissions view on the aquifer is. They want to be sure that the water remains clean and businesses will operate without tainting the water. He is more comfortable knowing the process that businesses have to go through before they are allowed to operate on the aquifer.

D Naiva wanted to know if the site is in the GAA area. It is a well protection area. Mr. Tarr stated that according to DES maps there is nothing prohibiting a concrete asphalt plant from being on the aquifer. D. Naiva stated that it is prohibited in a well protection area. Mr. Tarr stated that hydrological studies recommend that monitor wells be put in and that tests be run on them to anticipate the affects the project will have on the future. D. Naiva wanted to know who pays for the testing. Mr. Tarr stated that the applicants usually do.

B. Watterson wanted to know if the Planning Board has accepted the application. C. Daigle explained that they have accepted it as complete for review but a public hearing has not been scheduled. Brox will come back for the public hearing after they meet the conditions of review. Staff will meet with Brox, and Applied Geosystems to discuss items that have brought forward as a result of the review.

Mr. Jeff Marden wanted how this site differs from the site down the road that sits next to the Winnepesaukee River. Mr. Tarr stated that hydrologically speaking the site falls within the aquifer and there are several monitor wells on site. That is an older site which may be grandfathered or existed prior to today's regulations. He stated that Brox Industries have other sites and they have a better understanding now than they did ten years ago. The size of the company leads it to have a better understanding of the regulations and they are aware of Best Management Practices.

The Commission thanked Mr. Tarr for his presentation.

TOWN MEETING:

D. Naiva stated that at the last meeting there was a discussion on having a power point presentation about the Harker property at town meeting. W. Peterson stated they would talk about the benefit of acquiring open space. They would do a brief overview of the check list that they use when trying to acquire property then they would show the Harker property. B. Watterson stated that he would check with the Board of Selectmen to see if there will be time for the presentation. He stated that the presentation would have to be short because of time restraints. It was the consensus of the commission that W. Peterson would make a 10 minute presentation. The discussion continued as to whether or not this would be the most appropriate time to have power point presentation. Mr. Marden stated that it shows initiative to preserve open space. S. Rolfe suggested having handouts at Town Meeting instead of a presentation. D. Naiva stated that they are working on having better communication with the citizens. The education committee has designed a handout that could be used. W. Peterson stated that maybe posters and handouts would work. C. Daigle stated that they could make a newsletter and handouts. D. Naiva stated the handout is the newsletter. The Commission decided that this is an expensive budget year both for the town and school that a power point presentation may not be in their best interest. It may be more advantageous to have handouts for Town Meeting. D. Naiva stated that the education committee has designed one and she will email it to the members.

STAFF REPORT:**MEMBERS:**

The Board of Selectmen reappointed N. Wederski and G. Wells-Kay to the Conservation Commission. The appointment sheets have been typed and they can be sworn in at the Town Clerk's Office at their convenience.

LAND USE BOOKS:

The commission received the new Land Use Regulations books.

OTHER BUSINESS:**RETREAT:**

D. Naiva suggested that the retreat scheduled for April 15th start at 8:30 AM instead of 9:00 AM because of the number of items they want to address. The Commission agreed to start at 8:30. D. Naiva wanted to know if they are going to have enough time to walk three properties in one day. The Commission agreed to accomplish as much as they can. K. Knowlton stated that they could discuss the possibility of putting up Conservation Land signs to let the public know about the conservation areas in town.

LOCAL CONTROL OF WETLANDS:

B. Watterson stated that they have received a letter concerning "Focus Tamworth" asking the Conservation Commission to write a letter supporting New Hampshire Association of Conservation Commissions' in their support of local control of wetlands. He wanted to know if Belmont's Wetlands Ordinance was more stringent than the State's and Federal regulations. C. Daigle stated that they are because we regulate not only what can happen in the wetlands but also we regulate areas adjacent to wetlands. K. Knowlton stated that they have received similar letters in the past and have not responded. D. Naiva stated that they are part of the New Hampshire Association of Conservation Commissions' so they are actually already supporting it.

MOTION: B. Watterson made a motion not to respond to the March 29th deadline as they do not have enough information on the case.

The motion was seconded by W. Peterson and carried (7-0).

ADJOURNMENT:

MOTION: On a motion by N. Wederski, seconded by M. Lewandoski, it was voted unanimously to adjourn at 8:02 p.m. (7-0)

Respectfully submitted,

Elaine Murphy