

**TOWN OF NORTHFIELD
PLANNING BOARD
August 5, 2013**

MINUTES

Members present: Doug Read, Kim Robichaud, Mike Murphy, Wayne Crowley and Glen Brown
Also present: Dari Sassan, LRPC. Members absent: Jason Durgin and Kevin Waldron.

Minutes: Mike Murphy moved, seconded by Kim Robichaud to accept the minutes of July 1, 2013 with clerical corrections. Motion passed.

Pike Industries, Inc: Application for a Minor Site Plan Review for the installation of a 13,000 gallon AST for storage of asphalt emulsion (tack) at 35 Industrial Drive (Tax Map R14 Lot 7-14) in the C/I zone: Ryan Crosbie, representing Pike Industries reviewed the plans for the installation of an emulsion storage bulk tank. The asphalt emulsion tack is a liquid oil, tarry material that is used to seal new pavement to old pavement. It is in liquid form at room temperature and therefore is potentially a hazardous material if spilled. Pike's currently has storage tanks for 35,000 gallons of asphalt cement, 20,000 gallons of #2 or spec oil and 1,000 gallons of diesel fuel. All the liquid tanks have secondary containment (double walled tanks) on a concrete foundation. The new tank will be filled by tanker truck and then loaded onto Pike trucks for specific job sites. The addition of this tank will allow Pike to provide asphalt cement on sites more efficiently. Wayne Crowley asked about Pike's record for incident activity on the site. Mr. Crosbie stated that in the last 5 years no spillages requiring reports to the state have occurred.

There will be no increased signage and traffic should be about the same with some increase in tack truck activity. The asphalt emulsion tank will be heated by an above ground hot oil system which ensures that the asphalt cement remains in liquid form. DES has approved the plans for the tank and will inspect the site once the tank has been installed. DES inspects sites periodically.

Wayne Crowley read a memo from the Fire Department indicating no objections to the plan. He also read a letter from the Conservation Commission requesting the secondary containment which is included in the plan as submitted.

Mike Murphy moved, seconded by Glen Brown to accept the application as complete. Motion passed 5-0. Wayne Crowley noted that the plan has DES and the Fire Department's approval and Pike has had no spillage incidents in 5 years and suggested conditions of approval. Glen Brown moved, seconded by Mike Murphy to approve the application for the installation of a 13,000 gallon AST for storage of asphalt emulsion (tack) at 35 Industrial Drive (Tax Map R14 Lot 7-14) in the C/I zone with the following conditions:

1. That an SPCC be approved by the Building Inspector
2. That the project comply with the conditions set by DES
3. That a variance be granted by the ZBA.

Motion passed 5-0.

Review Articles 1-2 of the Northfield Zoning Ordinance:

- Definitions: Glen Brown asked about the word “persona” under the definition of Accessory Use/Structure. This will be reviewed further as it is not clear if it is a clerical error or if intended.
- Glen Brown asked if Manufactured Housing includes modular homes. It does not.
- It was decided that it would not be necessary to include a definition for independent living as it would be similar to apartments or condominiums.
- Dari Sassan pointed out that there are definitions included in the Groundwater Protection Ordinance that are not included in the main list. He suggested that all definitions should be in one place. Wayne Crowley asked members to keep that in mind as we continue the review.
- Wayne Crowley asked if the referenced RSA numbers are still the same. This will be researched.

Master Plan update: The Board will work on this in September and October.

Other: The Board will visit the Miller site on Ledge Road on September 28, 2013 at 8 am.

Meeting adjourned at 8:45 pm.

Respectfully submitted,

Eliza Conde, Secretary

Minutes approved September 9, 2013