

**TOWN OF NORTHFIELD
PLANNING BOARD
April 6, 2020
MINUTES**

Members Present: Jason Durgin, Sel. Scott Haskins, Christina Beadle, Joyce Fulweiler, Doug Reed, Sheena Duncan;

Also Present: Stephanie Giovannucci, Kevin Waldron, Tim Bernier, Bruce Howard, Melissa Howard, David Frothingham, Greg Peverly, Dan Grish, Kip Cormier, David Krause, Eric Pyra, and Carol Keyes;

Having a quorum established Chairman, Jason Durgin called the meeting to order at 7:06 PM.

Chairman Durgin explained that due to Governor Sununu's Emergency Order 12, this meeting is considered a legal meeting being held through Zoom.

Minutes for March 2, 2020 were postponed until next meeting.

1. Continued Application for Cathy Keyser & John Guay - Minor Site Plan Adjustment at 95 Park Street, (Map U08, Lot 7) in the R2 Zone.

The Board reviewed the map that was submitted and based on the size of the drawing the Board questioned if it still would be considered to be a minor site plan or if it should be a major site plan. The Board agreed to continue the application to the next meeting due to the size change, so they can get more details from the applicant.

Fulweiler/Beadle made a motion to continue the application until the next meeting. **Motion Passed.**

2. Application for Carol & Jean Keyes- Application for Major Subdivision. Located on south side of Rte. 140 & north side of Shaker Road (Map R14 -Lot 4-5A) in C//CONS Zone.

The Board discussed the application. Mr. Krause spoke for the applicants, explaining that the property was 30 acres with frontage on Rte.140 and Shaker Rd, the proposal is to divide 10 acres which is to be located on the Rt. 140 side. He added that he has submitted some waivers that go with the application. Chairman Durgin asked the Board to Review the waivers and to make motions on each waiver individually.

Fulweiler/Beadle moved to approve the request for a waiver of Section 5.9 item 3 of the Subdivision Regulations. **Motion Passed.**

Fulweiler/Beadle moved to approve the request for a waiver of Section 5.9 item 6 and Section 6.2 of the Subdivision Regulations. **Motion Passed.**

Fulweiler/Beadle moved to approve the request for a waiver of Section 4.2 of the Subdivision Regulations. **Motion Passed.**

The Board discussed if the application was complete. Mrs. Fulweiler asked about the Survey on site for the well & septic. Mr. Krause stated that will be done in the future when they decide on the use of the property. Sel. Haskins asked for the acreage on each lot. Mr. Krause stated it would be 10 acres with 19 remaining. Mrs. Fulweiler asked about drainage. Mr. Krause stated that it was on the lower right side of property.

Fulweiler/Beadle moved to accept the application as complete. **Motion Passed.**

Chairman Durgin opened up public comment.

Mrs. Howard asked what the intended use for the property was. Mr. Krause stated that possibility for self-storage, the other remaining 20 acres will remain the same.

Chairman Durgin closed the public comment.

Sel. Haskins asked about the sewer. Mr. Krause stated that Mr. Grant would like to connect to the existing sewer line, but there are many obstacles.

Fulweiler/Beadle moved to approve the subdivision plan application as presented. **Motion Passed.**

3. Monique Cormier Family Trust, Suzanne Arena Trustee – Application for a Major Site Plan for UPS Distribution Facility located on South Park Drive (Map R14 Lot 5-4) in the C/I Zone.

Mr. Bernier a representative for the UPS Distribution Center gave an overview of the project that the building would be located on the corner of Rte. 140 and South Park Drive. The site will use town sewer and water. There will be 60 package cars when they are onsite and will be in the building. Operating hours will be 2am to 11pm with many peaks and valleys of hours. The natural landscaping will be preserved as much as possible including a retaining wall for privacy of abutters. Chairman Durgin asked if there were any waivers. Mr. Bernier stated that there were no waivers.

Fulweiler/Duncan moved to accept the application as complete. **Motion Passed**

Chairman Durgin opened up for public comment

Mrs. Woodward read her letter dated 4/3/2020 (attached to minutes). Mr. Bernier stated that they will get a lighting plan to the board before the next meeting, he added that UPS has a no idle policy after 20 seconds of sitting they need to be shut off. Chairman Durgin stated the land is in the Commercial/Industrial zone and is permitted within the zone. Mrs. Howard read her letter dated 3/29/2020 (attached to minutes). Mr. Grish a representative for UPS Distribution Center discussed the noise issues, and how it's been dealt with which includes doors are closed until trucks are entering and leaving. He also stated there are no back up signals. The mechanic area is on the Rte.140 side of the building. Chairman Durgin asked if the building was going to be cut 20 ft. down into the hillside. Mr. Frothingham a representative of UPS Distribution Center, stated from the south side you may be able to see the roof of the building, from the 140 side you would look up to see the building. Sel. Haskins asked if the south side of building has a retaining wall. Mr. Frothingham stated no the North side. Mrs. Howard asked if a noise impact study has ever been done on another facility could be shared. Mr. Bernier stated the nearest house is 1700 feet from facility, plus background noise from Rte.140 is going to drown out any noise, making it difficult to do a noise impact study. Mr. Woodward asked about the trucks returning do they need to hookup to an exhaust evacuate system and how it goes out. Mr. Grish stated that not all of the trucks return back at the same time, the exhaust itself it is not hooking up to anything. Mr. Woodward asked about if repairs are being done and if the trucks are running. Mr. Grish stated that they are not normally running when being repaired, but if they need to be there is a hose that they connect to the exhaust to get rid of the exhaust out to the atmosphere. Mrs. Giovannucci read Christopher Hunts letter (attached to minutes). Chairman Durgin stated that we will need a lighting plan, proposed landscape plan, and the noise issues addressed. Mr. Grish added the there is an oil/water separator and it does drain into sewer not the ground water.

Beadle/Fulweiler made a motion to continue application. **Motion Approved**

Being no other business the meeting adjourned at 9:15pm.

Minutes approved May 4, 2020

10/13/2019

To Whom It May Concern:

My name is Karen Woodward, of 190 Shaker Rd., Northfield, NH.

I am writing this letter in response to the discussions at the Planning Board Meeting on Monday October 7, 2019. During this meeting I mentioned my concerns about additional damage being done to our property because of the UPS Facility being proposed at South Park Lot 5-4. This lot abuts our property (R-15 Lot 44) on route 140. I mentioned that a few years ago, after the abutting Cormier property was basically clear cut that we had a lot of tree damage to our property, because there was not a buffer left to protect our trees.

One of our concerns is that when the UPS Facility parking and grading gets put in, that the run-off created will cause additional damage to our property. We are also concerned that the winter snow removal run-off will end up on our property and kill our trees. Our property is still being used as a conservation zone, not a commercial zone.

The next concern is light pollution. As stated above, we are still in a conservation zone and do not want a lot of lights shining onto our rural area. The preliminary plans show lighting all around the building. Will these be "dark sky lighting"? Will they be on 24/7?

The next concern is noise pollution. Will there be trucks entering and leaving 24/7? Again we are still in a rural area and do not want to hear trucks and back up alarms all hours of the day. Could a tree buffer be planted by the UPS Facility to help reduce some of the noise coming from the facility?

Another concern is pollution. If the trucks are allowed to run while they are being loaded and unloaded, or run overnight because they arrived early. This will cause unnecessary noise and pollution in a rural area.

In closing, while my husband and I understand we can not stop progress. We would like businesses coming in to respect our desire to still be able to live in a quiet rural area. Our property has been in my family since 1947 and we strive to keep it a beautiful property.

Sincerely,
Karen & Ted Woodward

April 3, 2020

Concerns about UPS Distribution Facility Proposal Part II

To Whom It May Concern:

My name is Karen Woodward of 190 Shaker Rd., Northfield, NH.

In October of 2019, I sent the Town Administrator a letter voicing our concerns about the UPS Facility going into an area that is still being used as conservation by abutters. I am writing this letter as part II after reviewing the UPS Distribution Facility Proposal that is available to view on line. After reviewing the site plan review application there are still a lot of unanswered questions and continued concerns for this Facility being approved or even being allowed.

I would like to refer you to the Town of Northfield: Major Site Plan Review Checklist. "Item 29: Proposed landscaping plan including size and type of plant material" and "Item 32: Location and type of lighting for outdoor activities". They both were checked off as being provided but were not provided. Without these being provided we do not feel the application should be accepted as complete.

The proposal does not provide any specifications for the type of outdoor lighting or the height of utility poles. The proposal also only describes their intentions for providing a noise and visual buffer of natural trees and vegetation along most of property boundaries at a minimum distance of 20' wide. Are they planting bushes along the newly created southern boundary or are they planting trees that are going to take 10 years to provide a buffer? They also did not provide any sort of conceptual plan as to what this facility will look like when completed.

As we are direct abutters these are just some of the items that are still of great concern to us. We are still in a conservation area and do not want any bright lights and constant noises from machinery being used, causing unnecessary light and noise pollution.

When there was initial discussion about the UPS Distribution Facility on September 9, 2019. It was mentioned that there would be about 25 shipments per day between the hours of 9pm and 5am. The Town of Northfield adopted a Noise Ordinance on October 22, 2019 in which it states between the hours of 11pm and 6am 7 days a week, within the confines of the town, there shall be no unnecessary noises during the designated times. With that being said unless UPS has changed their planned hours of operation they are violating Northfield's Noise Ordinance. The noise produced from the UPS Facility is something that would be a constant annoyance, endanger the comfort, health, peace and safety to nearby

residents. The noise and odors from Pike already carries to residents on Shaker Road for an average of 10 to 12 hours a day when in operation. We can not even imagine what kind of additional noise and exhaust odors would come from the UPS Facility to nearby residents. Being that it is closer and a continuation of Pike's operation and undisclosed hours of operation for rural UPS delivery trucks.

Under the section "Impacts to the Town of Northfield" they state that because it is a commercial facility no additional public school attendance will be generated. How can they say that the 50 plus employees will not move to Northfield and already have children that will then be in our public schools. Under the same section they are saying that no additional costs are expected because South Park Drive is a private road. According to the Selectmen's minutes, once the first subdivision is sold and developed the road is being taken over by the town. The Selectman say that the money received from property taxes of this development will pay for maintenance (we disagree). What has not been mentioned is that the time being taken maintaining South Park Drive by the DPW will take away time that is needed to maintain roads that are already in desperate need of repair.

It is also mentioned that they expect no negative impacts to residential districts. We believe this to be wrong. By building a 40,000 sq. ft. facility it takes away from the beauty and tranquility of the conservation area. It devaluates our historical property, which was built in 1810, and other residential properties nearby. It also will affect wildlife in the area due to constant noise and traffic. Remember this UPS proposal abuts a conservation zone which is still being used as such. We do not believe that this was the original intent of the subdivision, it was to be more like the buildings across on route 140 that have fewer employees and regular business hours of 8am to 5pm, and less of an environmental impact to the area.

We also are concerned about the surveying information by T.F Bernier. They changed the magnetic north orientation by 14°56'9" to a grid north. In looking at our boundary line recorded in May of 1992 and the lot line adjustment of Cormier's property recorded in February of 2001. These numbers make sense. However, the new field survey taken by T.F. Bernier does not use the same reference points, even if you add the orientation rotation difference. The plan also references a 5/8" iron pin found, 12" tall at the southeast corner of our boundary line. This iron pin is not referenced on either existing boundary plan. It was added by T.F Bernier in 2019, how is this legal?

In closing, remember whatever decisions and rules created for this UPS Proposal will set a precedent for future development in this South park

Development. We as residents will be directly affected by other large companies trying to move into our area. My husband and I do not believe that this proposal has taken into consideration any adverse affects that will occur in what is now a quiet rural area.

Sincerely,
Karen & Ted Woodward

March 29, 2020

Town of Northfield
Town Hall
21 Summer Street
Northfield, NH 03276

Members of the Planning Board:

We are writing in response to a letter received on 3/21/2020 referencing an application for a Major Site Plan for UPS Distribution Facility located on South Park Drive (Map R14 Lot 5-4) in the C/I zone.

First, we'd like to understand better why we are just now receiving notice relative to this topic when there have been prior meetings?

A town noise ordinance was recently adopted in support of a quiet outdoor environment for Northfield residents. Although there are exceptions to this ordinance, a UPS Distribution Facility contradicts what you are trying to accomplish; specifically for the Residential/Conservation zoned properties of Shaker Road and disrupts our quality of life.

For example, the Abutters and Residents of Shaker Road, in the vicinity of an Asphalt Plant; which is protected by several trees, across Rt. 140 and down a small side road, experience significant noise disturbances throughout the evening and night with multiple occurrences of truck traffic and back-up safety alerts. We frequently have to close our windows due to noise and the smell.

To that end, the below abutters and residence of Shaker Road in the vicinity of the planned UPS Distribution facility dispute this from being approved for the following reasons:

- Noise
- Hours of operation beyond normal business hours-Distribution Facility
- Lighting
- Increased traffic
- Disruption of conservation land and quality of life
- Visual disturbance of properties specifically abutting the application area

Undersigned:

Print Name	Address	Signature
Theodore B Woodward	190 Shaker Rd	Theodore B Woodward
BRUCE HOWARD	130 SHAKER RD	Bruce Howard
Melissa Howard	130 Shaker RD	Melissa Howard
KAREN WOODWARD	190 SHAKER RD	Karen Woodward
FRANK TILTON	206 Shaker Rd	Frank Tilton
Ian Dupont	205 Shaker Road	Ian Dupont
Kerry Page	205 Shaker rd	Kerry Page
Jean Keyes	66 Shaker Road	Jean Keyes
Brittini Stewart	166 Shaker Rd.	Brittini Stewart
ROBERT SIMPSON	144 SHAKER Rd	Robert Simpson
Ignacio Solis	185 Shaker Rd.	Ignacio Solis
Trisha Pelezarski	185 Shaker Rd.	Trisha Pelezarski
Cileen North	119 Shaker Rd	Cileen North
KATHERINE NORTH	119 SHAKER ROAD	Katherine North
Dan Doubleday	20 Kanelos Pond RD	Dan Doubleday
Craig Popsie	111 Shaker Rd	Craig Popsie
William POPSIE	111 SHAKER RD	William Popsie

From: michaeltaurus@hotmail.com

Date: April 6, 2020 at 8:06:46 AM EDT

To: michaeltaurus@hotmail.com

Subject: Cormier site plan

Northfield planning board chairman and planning board members,
These comments are to be read into the official record.

My comments address the Cormier site plan application for R14 lot 5-4.

Of the 230 page application lots of talk about sand but little about-substance

The application is deficient in the following requirements ; an incomplete/inaccurate community impact statement, no traffic study ,no offsite improvements to address the traffic impacts the development would create, parking standards and of course landscape requirements 8-16.

Does the board believe 8-16 minimum requirements are to never be applied?

They were collaboration of the Conservation and Planning boards to create sites that absorb sound pollution, create shaded asphalt, support the surrounding natural ecology as well as create a pleasing view.

I realize the mill owner cares of only for the bottom line, and lives on the country estate. Yet should realize that the investment grows in value with tree plantings.

Plan ahead, Planning board. A tremendous opportunity to rezone a district for affordable workforce housing was squandered this last zoning change.

Workers need housing that is local and affordable in Northfield. At least the mill owners of yesteryear addressed this fundamental need.

No waivers have been requested. The board is required to rule the application

Incomplete per site plan regulation 6-3

The town should not have any hope of a complete DOT analysts of peak traffic numbers nor requirements to address future roadway improvements that would satisfy safety requirements for the length of the controlled access highway.

This is the same DOT that frightened the town into a rash illogical decision to address a distorted culvert on Shaker road that had been in that condition for more then twenty years with no cataclysmic disaster, impending or previous.

The intersection of Shaker rd and Rt 140 is particularly dangerous and needs to be addressed by widening the breakdown lane, which is used as a passing lane, before any approval, conditional or not.

One may assume 95% or more of the UPS cargo outgoing traffic will be west bound on rt 140

Trucks will have to navigate a left hand turn onto the roadway across traffic.

It would seem logical that the Cormier property behind Eptam, lot 8-5 would be more useful to not only UPS, but to efficient and safer traffic flow for the community.

The offering of lot 5-4 seems to be primarily to benefit Cormier properties.

As was the disguise to trick the town into accepting the ownership, responsibilities, and all future liabilities of the penetrations into the Belmont forced main sewer line.

Penetrations, that, at the time the discharge permits were granted, we're not even considered legal by the same folks that permitted them.

In the same manner Cormier properties in the year 2000 applied for a permit to fill wetlands between lot 8 and lot 8-1. The reason for the permit they claimed was that they had no highway access permit onto route 140 for lot 8.

They had the permit in their back pocket all the while.

Full liberties of a permit to fill wetlands were taken to increase the lot sizes of both lot 8 and greatly on lot 8-1 far far beyond the permitted square footage.

This was not an oversight on their part in any manner. Cormier properties that is.

I only state this to demonstrate the "character" of this business.

The board may take this under advisement or do nothing to protect the taxpayer from future expenses or to guide a business to the most successful outcome.

The board may understand that the purpose of site plan is to not only enforce the written MINIMUM requirements but a wide range of other requirements can be pursued.

The shortness of time is so often used as an excuse to not study the issue fully. Please do not fall for this old trick. We certainly all have plenty of time in this crisis.

The board should always use all the time necessary to arrive at decisions that have long term implications to the future of the community. Site plans are permanent.

I have hope but unfortunately no expectations

Christopher Hunt